

EXHIBIT “1”

GJS Appraisal Services
200 Hoover Ave Unit 1205
Las Vegas, NV 89101
(702) 510-3840

10/28/2020

Clear Capital
Reno, Nevada
300 E 2nd St, 1405
Reno, NV 89501

Re: Property: 5900 Negril Ave
Las Vegas, NV 89130-7270
Borrower: Hexum, Melissa J & Arsaga, Peter
File No.: OCT1620

Opinion of Value: \$ 404,000
Effective Date: 10/14/2020

In accordance with your request, we have appraised the above referenced property. The report of that appraisal is attached.

The purpose of the appraisal is to develop an opinion of market value for the property described in this appraisal report, as improved, in unencumbered fee simple title of ownership.

This report is based on a physical analysis of the site and improvements, a locational analysis of the neighborhood and city, and an economic analysis of the market for properties such as the subject. The appraisal was developed and the report was prepared in accordance with the Uniform Standards of Professional Appraisal Practice.

The opinion of value reported above is as of the stated effective date and is contingent upon the certification and limiting conditions attached.

It has been a pleasure to assist you. Please do not hesitate to contact me or any of my staff if we can be of additional service to you.

Sincerely,

A handwritten signature in black ink, appearing to read 'G. Saumat', enclosed within a circular scribble.

Giano J Saumat
License or Certification #: A.0208201-CR
State: NV Expires: 08/31/2022
gjsappraisals@gmail.com

Borrower	Hexum, Melissa J & Arsaga, Peter				File No.	OCT1620
Property Address	5900 Negril Ave					
City	Las Vegas	County	Clark	State	NV	Zip Code 89130-7270
Lender/Client	Shellpoint Mortgage Servicing					

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Uniform Residential Appraisal Report

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File # OCT1620

The purpose of this summary appraisal report is to provide the lender/client with an accurate, and adequately supported, opinion of the market value of the subject property.										
SUBJECT	Property Address 5900 Negril Ave			City Las Vegas		State NV		Zip Code 89130-7270		
	Borrower Hexum, Melissa J & Arsaga, Peter			Owner of Public Record Censo Lic		County Clark				
	Legal Description TROPICAL JONES UNIT 4 PLAT BOOK 93 PAGE 9 LOT 50 BLOCK 6									
	Assessor's Parcel # 125-25-214-015			Tax Year 2021		R.E. Taxes \$ 2,838				
	Neighborhood Name Paradise Falls			Map Reference 29820		Census Tract 0033.07				
	Occupant <input type="checkbox"/> Owner <input checked="" type="checkbox"/> Tenant <input type="checkbox"/> Vacant			Special Assessments \$ 0		<input checked="" type="checkbox"/> PUD HOA \$ 63		<input type="checkbox"/> per year <input checked="" type="checkbox"/> per month		
	Property Rights Appraised <input checked="" type="checkbox"/> Fee Simple <input type="checkbox"/> Leasehold <input type="checkbox"/> Other (describe)									
	Assignment Type <input type="checkbox"/> Purchase Transaction <input type="checkbox"/> Refinance Transaction <input checked="" type="checkbox"/> Other (describe) Market Value									
	Lender/Client Shellpoint Mortgage Servicing			Address 55 Beattie Place, Suite 300, Greenville, SC 29601						
	Is the subject property currently offered for sale or has it been offered for sale in the twelve months prior to the effective date of this appraisal?					<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No				
Report data source(s) used, offering price(s), and date(s).			LVRMLS/Clark County Records							
CONTRACT	I <input type="checkbox"/> did <input type="checkbox"/> did not analyze the contract for sale for the subject purchase transaction. Explain the results of the analysis of the contract for sale or why the analysis was not performed.									
	Contract Price \$ Date of Contract Is the property seller the owner of public record? <input type="checkbox"/> Yes <input type="checkbox"/> No Data Source(s)									
	Is there any financial assistance (loan charges, sale concessions, gift or downpayment assistance, etc.) to be paid by any party on behalf of the borrower? <input type="checkbox"/> Yes <input type="checkbox"/> No									
	If Yes, report the total dollar amount and describe the items to be paid.									
NEIGHBORHOOD	Note: Race and the racial composition of the neighborhood are not appraisal factors.									
	Neighborhood Characteristics			One-Unit Housing Trends			One-Unit Housing		Present Land Use %	
	Location <input type="checkbox"/> Urban <input checked="" type="checkbox"/> Suburban <input type="checkbox"/> Rural			Property Values <input type="checkbox"/> Increasing <input checked="" type="checkbox"/> Stable <input type="checkbox"/> Declining			PRICE	AGE	One-Unit 60 %	
	Built-Up <input type="checkbox"/> Over 75% <input checked="" type="checkbox"/> 25-75% <input type="checkbox"/> Under 25%			Demand/Supply <input type="checkbox"/> Shortage <input checked="" type="checkbox"/> In Balance <input type="checkbox"/> Over Supply			\$ (000)	(yrs)	2-4 Unit 3 %	
	Growth <input type="checkbox"/> Rapid <input checked="" type="checkbox"/> Stable <input type="checkbox"/> Slow			Marketing Time <input checked="" type="checkbox"/> Under 3 mths <input type="checkbox"/> 3-6 mths <input type="checkbox"/> Over 6 mths			293	Low 2	Multi-Family 0 %	
	Neighborhood Boundaries Subject is bounded to the North by Severance Ln, to the South by W Tropical Pkwy, to East by N Decatur, and to the West by N Jones Blvd. See attached neighborhood map.						429	High 20	Commercial 7 %	
	Neighborhood Description Located approximately 15 miles North of downtown Las Vegas. Mixed properties (predominant SFR) of single and two story homes. Residential supports, public transportation, parks, schools, and conveniences all located within 1 mile. The 30% marked "other" in the land use box consists of community parks, streets, walking trails, recreation facilities, and vacant land.						400	Pred. 17	Other 30 %	
	Market Conditions (including support for the above conclusions) The market has shown a moderate increase in value over the past year, consistent with a stable market; however, unemployment rates are up significantly over the last 7 months & the current housing market is expected to change due to the recent global and local economic changes. Interest rates are still low, but loan requirements are tightening.									
	Dimensions 70 X 109.97 X 70 109.97			Area 7841 sf			Shape Rectangular Interior Lot View N;Res;			
	Specific Zoning Classification R-PD			Zoning Description Residential Planned Development District (R-PD3)						
SITE	Zoning Compliance <input checked="" type="checkbox"/> Legal <input type="checkbox"/> Legal Nonconforming (Grandfathered Use) <input type="checkbox"/> No Zoning <input type="checkbox"/> Illegal (describe)									
	Is the highest and best use of subject property as improved (or as proposed per plans and specifications) the present use? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No If No, describe						The highest			
	and best use of the subject property is as improved. (SEE ADDENDUM)									
	Utilities Public Other (describe)			Public Other (describe)			Off-site Improvements - Type		Public Private	
	Electricity <input checked="" type="checkbox"/> <input type="checkbox"/>			Water <input checked="" type="checkbox"/> <input type="checkbox"/>			Street Asphalt		<input type="checkbox"/> <input checked="" type="checkbox"/>	
	Gas <input checked="" type="checkbox"/> <input type="checkbox"/>			Sanitary Sewer <input checked="" type="checkbox"/> <input type="checkbox"/>			Alley None		<input type="checkbox"/> <input type="checkbox"/>	
	FEMA Special Flood Hazard Area <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No			FEMA Flood Zone X			FEMA Map # 32003C1765F		FEMA Map Date 11/16/2011	
	Are the utilities and off-site improvements typical for the market area? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No If No, describe									
	Are there any adverse site conditions or external factors (easements, encroachments, environmental conditions, land uses, etc.)? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No If Yes, describe									
	This site is typical of the neighborhood in terms of size and appeal, with no readily apparent adverse easements or encroachments. In short, a conforming site that provides a suitable setting. Site measurements for the subject are taken from the Clark County tax assessor and assumed to be accurate.									
IMPROVEMENTS	General Description			Foundation		Exterior Description		materials/condition		Interior materials/condition
	Units <input checked="" type="checkbox"/> One <input type="checkbox"/> One with Accessory Unit			<input checked="" type="checkbox"/> Concrete Slab <input type="checkbox"/> Crawl Space		Foundation Walls		Concrete/Good		Floors Carpet/Tile/Avg
	# of Stories 1			<input type="checkbox"/> Full Basement <input type="checkbox"/> Partial Basement		Exterior Walls		Frame-Stucco/Good		Walls Drywall/Good
	Type <input checked="" type="checkbox"/> Det. <input type="checkbox"/> Att. <input type="checkbox"/> S-Det/End Unit			Basement Area 0 sq.ft.		Roof Surface		Concrete Tile/Good		Trim/Finish Paint/Good
	<input checked="" type="checkbox"/> Existing <input type="checkbox"/> Proposed <input type="checkbox"/> Under Const.			Basement Finish 0 %		Gutters & Downspouts		Diverters/Good		Bath Floor Ceramic Tile/Avg
	Design (Style) Ranch			<input type="checkbox"/> Outside Entry/Exit <input type="checkbox"/> Sump Pump		Window Type		Dual Pane/Vinyl/Gd		Bath Wainscot Fiberglass/Avg
	Year Built 2001			Evidence of <input type="checkbox"/> Infestation		Storm Sash/Insulated		N/A		Car Storage <input type="checkbox"/> None
	Effective Age (Yrs) 15			<input type="checkbox"/> Dampness <input type="checkbox"/> Settlement		Screens		Yes/Good		<input checked="" type="checkbox"/> Driveway # of Cars 3
	Attic <input type="checkbox"/> None			Heating <input checked="" type="checkbox"/> FWA <input type="checkbox"/> HWBB <input type="checkbox"/> Radiant		Amenities		<input type="checkbox"/> Woodstove(s) # 0		Driveway Surface Concrete
	<input type="checkbox"/> Drop Stair <input type="checkbox"/> Stairs			<input type="checkbox"/> Other Fuel Gas		<input type="checkbox"/> Fireplace(s) # 0		<input checked="" type="checkbox"/> Fence Block		<input checked="" type="checkbox"/> Garage # of Cars 3
<input type="checkbox"/> Floor <input checked="" type="checkbox"/> Scuttle			Cooling <input checked="" type="checkbox"/> Central Air Conditioning		<input checked="" type="checkbox"/> Patio/Deck Covd		<input checked="" type="checkbox"/> Porch Covered		<input type="checkbox"/> Carport # of Cars 0	
<input type="checkbox"/> Finished <input type="checkbox"/> Heated			<input type="checkbox"/> Individual <input type="checkbox"/> Other		<input checked="" type="checkbox"/> Pool Ingrdpool <input type="checkbox"/> Other None		<input checked="" type="checkbox"/> Att. <input type="checkbox"/> Det. <input type="checkbox"/> Built-In			
Appliances <input type="checkbox"/> Refrigerator <input checked="" type="checkbox"/> Range/Oven <input checked="" type="checkbox"/> Dishwasher <input checked="" type="checkbox"/> Disposal <input checked="" type="checkbox"/> Microwave <input checked="" type="checkbox"/> Washer/Dryer <input checked="" type="checkbox"/> Other (describe)									Soft Water	
Finished area above grade contains: 6 Rooms 4 Bedrooms 2.0 Bath(s) 1,912 Square Feet of Gross Living Area Above Grade										
Additional features (special energy efficient items, etc.). Covered porch, ceiling fans, window treatments, HVAC, and dual pane windows.										
Describe the condition of the property (including needed repairs, deterioration, renovations, remodeling, etc.).									C3.No updates in the prior 15 years;Depreciation is calculated on the basis of effective age divided by economic life and the appraiser's observation. No significant functional or external obsolescence noted. The subject property has been well maintained and is in overall average condition (SEE PAGE 3).	
Are there any physical deficiencies or adverse conditions that affect the livability, soundness, or structural integrity of the property? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No If Yes, describe										
The subject property was inspected (interior/exterior) and photographed and no deficiencies were visually noted. However, the appraiser is not an expert in engineering, soil conditions, hazardous waste, biological contamination, etc., and no guarantee is given as to the absolute viability of these elements. If required,specific professionals may be contracted with the final estimate of market value potentially being impacted by their discovery or recommendations										
Does the property generally conform to the neighborhood (functional utility, style, condition, use, construction, etc.)? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No If No, describe										

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There are 6 comparable properties currently offered for sale in the subject neighborhood ranging in price from \$ 375,000 to \$ 424,900 .	
There are 19 comparable sales in the subject neighborhood within the past twelve months ranging in sale price from \$ 293,000 to \$ 429,000 .	
FEATURE	SUBJECT
Address 5900 Negril Ave Las Vegas, NV 89130-7270	5604 Negril Ave Las Vegas, NV 89130-7209
Proximity to Subject	0.20 miles E
Sale Price	\$ 429,000
Sale Price/Gross Liv. Area	\$ 221.93 sq.ft.
Data Source(s)	LVRMLS#2217235;DOM 11
Verification Source(s)	Doc#202009040000916
VALUE ADJUSTMENTS	DESCRIPTION
Sales or Financing	Armlth
Concessions	Conv:0
Date of Sale/Time	s09/20;c08/20
Location	B;Gated;Res
Leasehold/Fee Simple	Fee Simple
Site	7841 sf
View	N;Res;
Design (Style)	DT1;Ranch
Quality of Construction	Q4
Actual Age	19
Condition	C3
Above Grade	Total Bdrms. Baths
Room Count	6 4 2.0
Gross Living Area	1,912 sq.ft.
Basement & Finished Rooms Below Grade	0sf
Functional Utility	Average
Heating/Cooling	FAU/Central
Energy Efficient Items	None
Garage/Carport	3qa3dw
Porch/Patio/Deck	Pch/CPT-Large
Landscaping	FrLs & RrLs-Gd
Pool/Spa/Outdoor Kit	Ing Pl&Spa
Upgrading/Remodeling	Average
Net Adjustment (Total)	\$ -25,000
Adjusted Sale Price of Comparables	\$ 404,000
I <input checked="" type="checkbox"/> did <input type="checkbox"/> did not research the sale or transfer history of the subject property and comparable sales. If not, explain	
My research <input type="checkbox"/> did <input checked="" type="checkbox"/> did not reveal any prior sales or transfers of the subject property for the three years prior to the effective date of this appraisal.	
Data Source(s) County Records/CoreLogic	
My research <input type="checkbox"/> did <input checked="" type="checkbox"/> did not reveal any prior sales or transfers of the comparable sales for the year prior to the date of sale of the comparable sale.	
Data Source(s) County Records/CoreLogic	
Report the results of the research and analysis of the prior sale or transfer history of the subject property and comparable sales (report additional prior sales on page 3).	
ITEM	SUBJECT
Date of Prior Sale/Transfer	
Price of Prior Sale/Transfer	
Data Source(s)	County Records/CoreLogic
Effective Date of Data Source(s)	10/14/2020
Analysis of prior sale or transfer history of the subject property and comparable sales	
None of the comparables sold within the last 12 months.	
Summary of Sales Comparison Approach All of the sales closed escrow within 60 days of this report. All comparables are similar frame/stucco, single-story production homes found within the subject development or most proximate competing developments. A total of 6 comparables were used in this report: 4 resales and 2 listed sale. Site size adjustment \$3 per sq ft; any site within 1000 sq ft did not require an adjustment. A gross living area adjustment is supported at \$75 per sq ft; no adjustment for differences of 100 sq ft or less. Age adjustment is supported at \$500. A list-to-sale adjustment of 0.5% of the listed sales price was employed. All adjustments are rounded to the nearest \$500. The sales selected meet bracketing requirements and are the most probable indicators of market value, as defined by Fannie Mae, available for the subject property in the current timeframe. See page 3 for line item comments.	
Indicated Value by Sales Comparison Approach \$ 404,000	
Indicated Value by: Sales Comparison Approach \$ 404,000 Cost Approach (if developed) \$ 404,909 Income Approach (if developed) \$	
Although all three approaches to value were considered, the Sales Comparison Approach is the primary and most reliable/accurate indicator of value for the subject property considering available data and the number of sales in the subject submarket. Therefore, greatest weight has been placed on the Sales Comparison Analysis as the actions of buyers and sellers are reflected therein. SEE ADDITIONAL COMMENTS.	
This appraisal is made <input checked="" type="checkbox"/> "as is", <input type="checkbox"/> subject to completion per plans and specifications on the basis of a hypothetical condition that the improvements have been completed, <input type="checkbox"/> subject to the following repairs or alterations on the basis of a hypothetical condition that the repairs or alterations have been completed, or <input type="checkbox"/> subject to the following required inspection based on the extraordinary assumption that the condition or deficiency does not require alteration or repair. Subject is marketable as is & no repairs or alterations are required.	
Based on a complete visual inspection of the interior and exterior areas of the subject property, defined scope of work, statement of assumptions and limiting conditions, and appraiser's certification, my (our) opinion of the market value, as defined, of the real property that is the subject of this report is \$ 404,000 , as of 10/14/2020 , which is the date of inspection and the effective date of this appraisal.	

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FEATURE		SUBJECT		COMPARABLE SALE # 4		COMPARABLE SALE # 5		COMPARABLE SALE # 6	
Address		5900 Negril Ave Las Vegas, NV 89130-7270		5414 Basset Hound Ave Las Vegas, NV 89131-2745		6020 Resort Ridge St Las Vegas, NV 89130-7088		7017 Red Tide Dr Las Vegas, NV 89131-1018	
Proximity to Subject				1.42 miles NE		0.30 miles SE		1.27 miles NE	
Sale Price		\$		\$ 395,000		\$ 379,000		\$ 390,000	
Sale Price/Gross Liv. Area		\$ sq.ft.		\$ 204.24 sq.ft.		\$ 175.95 sq.ft.		\$ 200.31 sq.ft.	
Data Source(s)				LVRMLS#2216797;DOM 6		LVRMLS#2226974;DOM 42		LVRMLS#2232799;DOM 23	
Verification Source(s)				Doc#202009180001036		No Doc#/Listing		No Doc#/Listing	
VALUE ADJUSTMENTS		DESCRIPTION		DESCRIPTION		DESCRIPTION		DESCRIPTION	
Sales or Financing Concessions				ArmlLth Conv;0		Listing		Listing Conv;0	
Date of Sale/Time				s09/20;c08/20		Active		c10/20	
Location		B;Gated;Res		B;Gated;Res		B;Gated;Res		B;Gated;Res	
Leasehold/Fee Simple		Fee Simple		Fee Simple		Fee Simple		Fee Simple	
Site		7841 sf		10019 sf		7841 sf		7841 sf	
View		N;Res;		N;Res;		N;Res;		N;Res;	
Design (Style)		DT1;Ranch		DT1;Ranch		DT1;Ranch		DT1;Ranch	
Quality of Construction		Q4		Q4		Q4		Q4	
Actual Age		19		19		20		17	
Condition		C3		C3		C3		C3	
Above Grade		Total Bdms. Baths		Total Bdms. Baths		Total Bdms. Baths		Total Bdms. Baths	
Room Count		6 4 2.0		5 3 2.1		8 4 2.0		6 4 2.0	
Gross Living Area		1,912 sq.ft.		1,934 sq.ft.		2,154 sq.ft.		1,947 sq.ft.	
Basement & Finished Rooms Below Grade		0sf		0sf		0sf		0sf	
Functional Utility		Average		Average		Average		Average	
Heating/Cooling		FAU/Central		FAU/Central		FAU/Central		FAU/Central	
Energy Efficient Items		None		None		None		None	
Garage/Carport		3ga3dw		3ga3dw		3ga3dw		3ga3dw	
Porch/Patio/Deck		Pch/CPT-Large		Pch/CPT-Large		Pch/CPT-Large		Pch/CPT-Large	
Landscaping		FrLs & RrLs-Gd		FrLs & RrLs-Gd		Fr & Rr-Avg		Fr & Rr-Avg	
Pool/Spa/Outdoor Kit		Ing Pl&Spa		Ing Pl&Spa		None		None	
Upgrading/Remodeling		Average		PrtlRemodl		PrtlRemodl-Avg		PrtlRemodl	
Net Adjustment (Total)		□ + □ - \$		□ + □ - \$		□ + □ - \$		□ + □ - \$	
Adjusted Sale Price of Comparables		Net Adj. 4.9 %		Net Adj. 4.9 %		Net Adj. 4.7 %		Net Adj. 6.7 %	
		Gross Adj. 4.9 %		Gross Adj. 4.9 %		Gross Adj. 15.3 %		Gross Adj. 12.8 %	
		\$ 375,500		\$ 375,500		\$ 397,000		\$ 416,000	
Report the results of the research and analysis of the prior sale or transfer history of the subject property and comparable sales (report additional prior sales on page 3).									
ITEM		SUBJECT		COMPARABLE SALE # 4		COMPARABLE SALE # 5		COMPARABLE SALE # 6	
Date of Prior Sale/Transfer									
Price of Prior Sale/Transfer									
Data Source(s)		County Records/CoreLogic		County Records/CoreLogic		County Records/CoreLogic		County Records/CoreLogic	
Effective Date of Data Source(s)		10/14/2020		10/14/2020		10/14/2020		10/14/2020	
Analysis of prior sale or transfer history of the subject property and comparable sales See page 2.									
Analysis/Comments This report is not complete without the attached 3 page narrative addendum.									
LAS VEGAS DATA									
Las Vegas has a base economy of tourism. Over 40% of employment for the Las Vegas Valley is comprised of employment within the service sector which includes the tourism industry: hotel, gaming and recreation. Other employment includes the military at Nellis Air Force Base, the Nevada Test Site, several industrial and manufacturing plants and the secondary levels of support employment that are typical for a community of the size and population of the Las Vegas area. Clark County covers an area of 7,927 square miles, larger than many states.									
More than 72% of all Nevadans live in Clark County. As of the 2010 census, the population was approximately 1.95 million with an increase to an estimated population of 2.26 million in 2019. Most of the county population resides in the Las Vegas, holding 1,771,945 people as of the 2010 Census and covering the 476 square miles. Due to the global outbreak of a "novel coronavirus" known as COVID-19, Clark County reported an unemployment rate of 15.4% as of the month end of August, 2020.									
HOUSING MARKET OVER THE LAST 8 YEARS									
Coming out of the US recession after 2012, Las Vegas experienced a rebound in the residential real estate market. From 2012 to 2018, prices went up approximately 5% per year. During this time, interest rates remained low, creating an active market for both new homes and resale properties. Since mid 2018, prices have begun to level with new home sales experiencing the greatest effect of an overall stabilized market; however, each sub-market should be thoroughly examined for the latest market trends. The most recent available economic indicators for Clark County are included in an attachment to this report.									

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ADDITIONAL COMMENTS	SUBJECT IMPROVEMENTS			
	The subject property is a single-story, frame/stucco, concrete tile roof home, with 1,912 sq ft GLA and 3 car attached garage. Exterior shows a covered porch, front and rear landscaping, covered patio, and swimming pool with a spa. Interior shows tile carpet and flooring, composite kitchen countertops, stainless steel appliances, window treatments, ceiling fans, soft water, main bathroom tub, and security system. Appliances include a refrigerator, gas range, microwave, dishwasher, and washer/dryer; no value is being given to any personal property items. Overall the subject is being appraised in good condition with upgraded features. The subject property measured 1,912 sq ft, 35 sq ft smaller than county records show.			
	UTILITIES, SMOKE DETECTORS, AND WATER HEATER STRAPS			
	Smoke detectors were noted during the inspection; carbon monoxide detectors are not required in Nevada. The water heater shows required seismic straps. All utilities were on at the time of inspection.			
	SUBJECT DEVELOPMENT AND NEIGHBORHOOD			
	The subject property is found within the Paradise Falls development, built by D.R. Horton between 2000-2001. The development has a total of 207 sites and homeowners pay an HOA fee of \$63 per month for maintenance of the streets, gated community, community park, common areas, and management fees. The subject neighborhood contains a variety of similar developments established between the years 2000-2010. Many of the homes are going through a period of revitalization, where homes are being updated and remodeled. Upon drive-by inspection, homes found within the subject neighborhood boundaries were noted to have been well maintained. In addition, to the North, Northeast, and East of the subject neighborhood, 3 master planned communities are found: North Valley Vista by D.R. Horton, Aliante, and Tule Springs. Homes found within a master planned community (MPC) typically sell for more than homes not located within an MPC. The homes found within the subject neighborhood are not subjected to master planned community fees and HOA fees appear similar for developments found within the neighborhood area.			
	*****REPORT REVISION*****			
	This report was revised on 10/28/2020 at 2:23pm. All other reports submitted and signed prior to the stated date and time are no longer valid. A requested Appraiser Declaration form was added to the report			
COST APPROACH	COST APPROACH TO VALUE (not required by Fannie Mae)			
	Provide adequate information for the lender/client to replicate the below cost figures and calculations.			
	Support for the opinion of site value (summary of comparable land sales or other methods for estimating site value)		The extraction method was used to determine lot values as there is no available sales data for subdivided tract lots. The Sales Comparison Approach is the primary and most reliable/accurate indicator of value for the subject property considering available data and the number of sales in the subject sub-market.	
	ESTIMATED <input checked="" type="checkbox"/> REPRODUCTION OR <input type="checkbox"/> REPLACEMENT COST NEW		OPINION OF SITE VALUE _____ = \$ 60,000	
	Source of cost data Craftsman-book.com/Local Contractor Estimates		DWELLING 1,912 Sq.Ft. @ \$ 163.00 _____ = \$ 311,656	
	Quality rating from cost service Ave/Gd Effective date of cost data Oct 2020		0 Sq.Ft. @ \$ _____ = \$	
	Comments on Cost Approach (gross living area calculations, depreciation, etc.)		_____ = \$	
	Physical depreciation is calculated on the basis of effective age divided by total economic life and the appraiser's observations. Cost figures are taken from Craftsman-book.com and local estimates. The cost approach to value is not heavily weighted in this assignment due to difficulty estimating depreciation (see addendum).		Garage/Carport 567 Sq.Ft. @ \$ 34.00 _____ = \$ 19,278	
	Total Estimate of Cost-New _____ = \$ 330,934		Less Physical Functional External	
	Depreciation 51,025 _____ = \$(51,025)		Depreciated Cost of Improvements _____ = \$ 279,909	
"As-is" Value of Site Improvements _____ = \$ 30,000		In-ground Swimming Pool _____ = \$ 35,000		
Estimated Remaining Economic Life (HUD and VA only) 55 Years		INDICATED VALUE BY COST APPROACH _____ = \$ 404,909		
INCOME	INCOME APPROACH TO VALUE (not required by Fannie Mae)			
	Estimated Monthly Market Rent \$ _____ X Gross Rent Multiplier _____ = \$ _____		Indicated Value by Income Approach	
	Summary of Income Approach (including support for market rent and GRM)			
PUD INFORMATION	PROJECT INFORMATION FOR PUDs (if applicable)			
	Is the developer/builder in control of the Homeowners' Association (HOA)? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No Unit type(s) <input checked="" type="checkbox"/> Detached <input type="checkbox"/> Attached			
	Provide the following information for PUDs ONLY if the developer/builder is in control of the HOA and the subject property is an attached dwelling unit.			
	Legal Name of Project _____			
	Total number of phases _____	Total number of units _____	Total number of units sold _____	
	Total number of units rented _____	Total number of units for sale _____	Data source(s) _____	
	Was the project created by the conversion of existing building(s) into a PUD? <input type="checkbox"/> Yes <input type="checkbox"/> No If Yes, date of conversion. _____			
	Does the project contain any multi-dwelling units? <input type="checkbox"/> Yes <input type="checkbox"/> No Data Source _____			
	Are the units, common elements, and recreation facilities complete? <input type="checkbox"/> Yes <input type="checkbox"/> No If No, describe the status of completion. _____			
	Are the common elements leased to or by the Homeowners' Association? <input type="checkbox"/> Yes <input type="checkbox"/> No If Yes, describe the rental terms and options. _____			
Describe common elements and recreational facilities. _____				

Supplemental Addendum

File No. OCT1620

Borrower	Hexum, Melissa J & Arsaga, Peter				
Property Address	5900 Negril Ave				
City	Las Vegas	County	Clark	State	NV Zip Code 89130-7270
Lender/Client	Shellpoint Mortgage Servicing				

SCOPE OF THE APPRAISAL

This addendum is part of the Appraisal Report performed on the referenced property. This appraisal report is prepared under Standards 1 and 2 of USPAP and the Appraiser Certification contained within this report.

TYPE OF REPORT

This is an Appraisal Report, which is intended to comply with the reporting requirements set forth under Standards Rule 2-2 (a) of the Uniform Standards of Professional Appraisal Practice (USPAP) for an Appraisal Report. As such, it presents sufficient discussion of the data, reasoning and analysis used in the appraisal process to develop the appraiser's opinion of market value. Supporting documentation concerning the data, reasoning and analysis is retained in the appraiser's files. The property rights appraised are Fee Simple Estate. Fee Simple Estate is defined as other interest or estate subject only to the limitations imposed by governmental powers of taxation, eminent domain, police power, and escheat.

INTENDED USE(R)

This Appraisal Report is intended specifically for use by the Lender/Client (Shellpoint Mortgage Servicing) for lending decisions regarding mortgage collateral purposes, market value, and loan servicing. The intended user of this appraisal report is the lender/client or their assigns. The appraiser has not identified any purchaser, borrower, or seller as an intended user of this appraisal and no such party should use or rely on this appraisal for any purpose. Such parties are advised to obtain an appraisal from a qualified appraiser of their own choosing if they require an appraisal for their own use. This appraisal report should not serve as the basis for any property purchase decision or any appraisal contingency in a purchase agreement regarding the property.

The purpose of this appraisal is to estimate the market value, as defined in the attached certification under "Definition of Market Value" for use in this 1004 UAD Report, of the subject property as of the effective date of the appraisal.

CONDITIONS OF APPRAISAL

The appraisal process involves the interior and exterior inspection of the subject property by the appraiser. In addition, the appraiser gathers, analyzes and confirms applicable market data information using in-house files, multiple listing services, real estate salespeople, local government records and other sources relevant to this appraisal assignment.

The appraiser then applies the data gathered to the Cost Approach, The Sales Comparison Approach, and the Income Approach contained within the report. If applicable, after the three approaches have been completed, a final reconciliation and estimate of value is made based upon the three approaches.

Any exclusion of these three approaches to value is further addressed in this addendum. All extraordinary assumptions and hypothetical conditions that may have affected the assignment results have been reported.

SALES COMPARISON APPROACH

This sub market was searched extensively, and the comparable sales selected are considered the most similar to subject in the current time frame. All of the comparable sales are from within the same general area. All line item adjustments are market extracted and represent what informed purchasers are willing to pay for these items. A variety of methods may be employed to calculate accurate market extracted line item adjustments. A combination of matched pair sales analysis (using data sets with statistical filtering and multiple extraction strategies) and/or multiple regression analysis was used. In rare cases where no market extraction is possible, adjustments are derived from the cost new of the item, less all forms of depreciation. No value has been assigned to any personal property or any fixture not permanently attached.

The gross living area, site size, and room counts for the subject and comparables may differ from those figures indicated by county records. The appraiser has utilized figures indicated either from the Multiple Listing Service, county records, or the appraiser's files and/or measurements, which may indicate a different figure than those indicated by other recording agencies. The calculations used in this report are considered to be the most reliable and accurate. This appraiser uses software requiring password security in regard to photographs and digital signatures which is in compliance with USPAP.

COST APPROACH

The Cost Approach has been attempted by the appraiser as an analysis to support their opinion of the property's market value. Use of this data, in whole or in part, for other purposes is not intended by the appraiser. Nothing set forth in the appraisal should be relied upon for the purpose of determining the amount or type of insurance coverage to be placed on the subject property. The appraiser assumes no liability for and does not guarantee that any insurable value estimate inferred from this report will result in the subject property being fully insured for any loss that may be sustained. The appraiser recommends that an insurance professional should be consulted. Further, the Cost Approach may not be a reliable indication of replacement or reproduction cost for any date other than the effective date of this appraisal due to changing costs of labor and materials and due to changing business codes and governmental regulations and requirements.

The primary drawback of the Cost Approach as it relates to residential dwellings is the difficulty in estimating total economic (useful) life and total depreciation from all sources: i.e., physical, functional, and external. Functional depreciation can either be a deficiency or a superadequacy, and either can be curable or incurable. External obsolescence is determined by paired sales analysis to measure the market reaction to locational problems. Physical depreciation reflects the effective age of the overall structure in relationship to its total useful life. The effective age may or may not be similar to the structure's actual age due to the level of maintenance and repair. Extraction method was used to determine site value as there is no available sales data for subdivided tract lots. Subjects remaining economic life is estimated at 55 years. After extracting the value for the improvements, the site value for the subject property is determined to be \$60,000.

Supplemental Addendum

File No. OCT1620

Borrower	Hexum, Melissa J & Arsaga, Peter				
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City	Las Vegas	County	Clark	State	NV Zip Code 89130-7270
Lender/Client	Shellpoint Mortgage Servicing				

INCOME APPROACH

Although a tenant currently occupies the subject property, the Income Approach was not developed for this report as it was not requested by the client. In addition, the income approach is not an accurate indicator of value in this market where single family homes are typically owner-occupied. The sales approach produces the most credible results.

RECONCILIATION CONTINUED FROM PAGE 2.

The Sales Comparison Approach adequately supports value for the subject property, as there is enough sales data to develop a reliable opinion of value.

APPRAISAL INSPECTION

Appraisals are no guarantee that the property is free from defects. The appraiser is not qualified to inspect in depth the construction of the home, plumbing, electrical, or other components and features. The appraiser's inspection is limited to a visual inspection of the property and to report only what is readily observed during the inspection.

HIGHEST AND BEST USE

The subject's use as a single family residence is legally permissible based on zoning; no interim uses or subdivisions noted. In addition, the site size, shape and land-to-building ratio allow for the present structure and indicate a good utilization of the improvements. Based on current market conditions and surrounding properties, the existing structure as a single family residence is financially feasible and is maximally productive in use. The highest and best use, as if vacant, would be to construct a single family residence.

LAND USE

As noted on the front page of this report, there is a 30% land use marked as "other." This land is a combination of vacant property and either parks, recreational areas, or vacant land available for building. There is no buyer resistance noted.

PRIOR APPRAISAL

This appraiser has not performed any services, as an appraiser or in any other capacity, regarding the property that is the subject of this report within the three-year period immediately preceding acceptance of this appraisal.

EDI FORMAT

The appraisal report was prepared in electronic data interchange (EDI) format. The report can be transported electronically by EDI or PDF procedures. The digital signature that is placed on the appropriate pages of the appraisal complies with all federal and state laws and is a true representation of the appraiser's signature that conducted and signed the appraisal report.

MARKET AREA

The subject is located in the Northern portion of the City of Las Vegas. It is an area in which similar size/age homes are found to have good market acceptance. All employment centers, schools, public transportation, medical facilities, worship sites, and shopping facilities are within expected proximity. The subject property conforms well to other homes in the area.

UNIFORM APPRAISAL DATASET

The appraiser has prepared this appraisal in full compliance with the Uniform Appraisal Dataset, a component of the Uniform Mortgage Data Program, as jointly established by Fannie Mae and Freddie Mac, under the direction of the Federal Housing Finance Agency.

UNIFORM APPRAISAL DATASET CLARIFICATION

The UAD allows for specific type fonts, abbreviations, and numerical values to be entered in certain areas of the form. In some cases, the information entered by the appraiser contradicts information available through available data sources. The appraiser has relied upon either the inspection or most accurate data sources available to populate the report; however, some clarification of those responses is required.

Clarification of the UAD responses is as follows:

1. All numbers in the report are required by UAD to be rounded to whole numbers.
2. All ages are in years.
3. In some cases, the site dimensions noted in County Records do not match the total site square footage indicated in county records. Because the appraiser did not have access to surveys or title reports for the comparable properties, the square footages for the sites for all the comparable sales and listings taken from public records and/or MLS and may be approximate, unless otherwise noted.
4. Bathroom counts in the 1004 form are representations of the actual count. Example: 2 full bathrooms and 1 half bathroom is represented as 2.1.
5. Quality of construction and condition of the subject and comparable sales are categorized by preset definitions and ratings. The actual quality of construction and condition of the subject property and all the comparables may not be accurately reflected by these preset definitions. In these instances, the rating that was closest in describing the quality of construction and condition of the subject property and/or the comparable sales was chosen for use in the 1004 form and further clarification, if necessary, was included in the narrative section of the report. For this reason, there are cases when an adjustment is supported for properties that share the same condition or quality of construction rating. See UAD Definitions Addendum.
6. The indicated market value opinion does not include any value attributed to personal property, equipment items or unattached fixtures (chattel). Garages, carports and driveways of the subject and comparable sales are categorized by preset definitions and categories. The actual number and type of garages, carports and driveways of the subject property and all the comparable properties may not be accurately reflected by these preset categories. An example would be a 3-car tandem garage (not a preset option) vs. a standard 3-car garage. In these instances, the category that was closest to describing the garages, carports, and driveways of the subject property and/or the comparable sales was chosen for the use in the 1004 form, and further

Supplemental Addendum

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clarification, if necessary, was included in the narrative section of the report.

TAXES

The real estate taxes appear to be reasonable and equitably assessed in relation to the surrounding properties. According to the Clark County Treasurer's Office, as of the effective date of this appraisal, the real estate taxes were current for the subject property. According to the Clark County assessor website, the approximate 2021 real estate taxes for the subject property are \$2,838.

USPAP COMPETENCY PROVISION

The signer of this report has the knowledge and experience to complete this appraisal assignment. The signer has completed hundreds of valuation assignments of similar residential properties in Clark County, NV. This report intends to conform to the Uniform Standards of Professional Appraisal Practice (USPAP) as promulgated by the Appraisal Standards Board of the Appraisal Foundation.

PREDOMINANT VALUE

The value of the subject exceeds the predominant value for the neighborhood. This is typical and generally accepted in this neighborhood, which is primarily made up of smaller, older homes. The subject property competes well in this market and it is not considered an over-improvement. In addition, the value of the subject property is well below pricing in the high end of the neighborhood.

MC REPORT

The attached MC report was performed in connection with data supplied by the Las Vegas REALTORS Association, Inc. MLS system. The majority of new sales are not included in the data set because they are not listed, and specific information regarding new sales is not readily available. Because of this, the MC report cannot be guaranteed to accurately represent the new home market and should be considered only as it pertains to the available information/data found in MLS.

LINE ITEM ADJUSTMENTS

Comparable 1 is a similar sized home, found within the subject development, purchased with conventional financing in the last 30 days. MLS indicates 11 DOM. This home is inferior to the subject for the above ground spa; superior for good remodeling.

Comparable 2 is a smaller home purchased with conventional financing in the last 30 days. MLS indicates 7 DOM. This home is inferior to the subject for the gated community, gross living area, and 2 car garage; superior to the subject for the site size and very good remodel.

Comparable 3 is a larger home purchased with conventional financing in the last 60 days. MLS indicates 42 DOM. This home is superior to the subject for age, bathroom count, gross living area, and patio decking. Comparable 4 has a fully custom built-in BBQ, built-in sink, with floating chairs. The BBQ shows as an inferior feature to the pool, as in-ground pools require more soft costs (i.e. permits), labor, and materials. In addition, this comparable did not have a pool.

Comparable 4 is a similar sized home purchased with conventional financing in the last 30 days. MLS indicates 6 DOM. This home is superior to the subject for the site size, bathroom count, and partial remodel. Although found over a mile away from the subject, this home is found within the neighborhood boundaries and appeals to buyers of the same sub-market segment.

Comparable 5 is a larger active listed sale, found within the subject development. MLS indicates 42 DOM. A list-to-sale adjustment was employed. This home is inferior to the subject for average landscaping and in-ground swimming pool; superior to the subject for the gross living area.

Comparable 6 is a similar size listed sale, contracted in the last 2 weeks. MLS indicates 23 DOM. A list-to-sale adjustment was employed. This home is inferior to the subject for average landscaping and in-ground swimming pool; superior to the subject for partial remodeling. Although found over a mile away from the subject, this home is found within the neighborhood boundaries and appeals to buyers of the same sub-market segment.

FINAL RECONCILIATION

The subject property is found within the Paradise Falls development, built by D.R. Horton between 2000-2001. The development has a total of 207 sites and homeowners pay an HOA fee of \$63 per month for maintenance of the streets, gated community, community park, common areas, and management fees. The subject neighborhood contains a variety of similar developments established between the years 2000-2010. Many of the homes are going through revitalization, where homes are being updated and remodeled. Upon drive-by inspection, homes found within the subject neighborhood boundaries were noted have been well maintained. In addition, to the North, Northeast, and East of the subject neighborhood, 3 master planned communities are found: North Valley Vista by D.R. Horton, Aliante, and Tule Springs. Homes found within a master planned community (MPC) typically sell for more than homes not located within an MPC. The homes found within the subject neighborhood are not subjected to master planned community fees and HOA fees appear similar for developments found within the neighborhood area.

On an adjusted basis the indicated sales price range from a low of \$375,500 to a high of \$416,000. Based on the analysis of the marketplace, the data and application of prudent appraisal technique and methodology the appraised value of the subject property is \$404,000. This equates to a price of \$211.30 per sq ft. The price per sq ft falls within the indicated range of the comparable sales and is an accurate indicator of value when compared to similar sized sales in the area. After all adjustments are made a reasonable range of indicated values is found. None of the sales stands well alone as an indicator of value, but collectively they support each other and the value conclusion. All comparable adjustments fall within recommended guidelines. Gross and net adjustments attest to the comparability of the sales.

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This report form is designed to report an appraisal of a one-unit property or a one-unit property with an accessory unit; including a unit in a planned unit development (PUD). This report form is not designed to report an appraisal of a manufactured home or a unit in a condominium or cooperative project.

This appraisal report is subject to the following scope of work, intended use, intended user, definition of market value, statement of assumptions and limiting conditions, and certifications. Modifications, additions, or deletions to the intended use, intended user, definition of market value, or assumptions and limiting conditions are not permitted. The appraiser may expand the scope of work to include any additional research or analysis necessary based on the complexity of this appraisal assignment. Modifications or deletions to the certifications are also not permitted. However, additional certifications that do not constitute material alterations to this appraisal report, such as those required by law or those related to the appraiser's continuing education or membership in an appraisal organization, are permitted.

SCOPE OF WORK: The scope of work for this appraisal is defined by the complexity of this appraisal assignment and the reporting requirements of this appraisal report form, including the following definition of market value, statement of assumptions and limiting conditions, and certifications. The appraiser must, at a minimum: (1) perform a complete visual inspection of the interior and exterior areas of the subject property, (2) inspect the neighborhood, (3) inspect each of the comparable sales from at least the street, (4) research, verify, and analyze data from reliable public and/or private sources, and (5) report his or her analysis, opinions, and conclusions in this appraisal report.

INTENDED USE: The intended use of this appraisal report is for the lender/client to evaluate the property that is the subject of this appraisal for a mortgage finance transaction.

INTENDED USER: The intended user of this appraisal report is the lender/client.

DEFINITION OF MARKET VALUE: The most probable price which a property should bring in a competitive and open market under all conditions requisite to a fair sale, the buyer and seller, each acting prudently, knowledgeably and assuming the price is not affected by undue stimulus. Implicit in this definition is the consummation of a sale as of a specified date and the passing of title from seller to buyer under conditions whereby: (1) buyer and seller are typically motivated; (2) both parties are well informed or well advised, and each acting in what he or she considers his or her own best interest; (3) a reasonable time is allowed for exposure in the open market; (4) payment is made in terms of cash in U. S. dollars or in terms of financial arrangements comparable thereto; and (5) the price represents the normal consideration for the property sold unaffected by special or creative financing or sales concessions* granted by anyone associated with the sale.

*Adjustments to the comparables must be made for special or creative financing or sales concessions. No adjustments are necessary for those costs which are normally paid by sellers as a result of tradition or law in a market area; these costs are readily identifiable since the seller pays these costs in virtually all sales transactions. Special or creative financing adjustments can be made to the comparable property by comparisons to financing terms offered by a third party institutional lender that is not already involved in the property or transaction. Any adjustment should not be calculated on a mechanical dollar for dollar cost of the financing or concession but the dollar amount of any adjustment should approximate the market's reaction to the financing or concessions based on the appraiser's judgment.

STATEMENT OF ASSUMPTIONS AND LIMITING CONDITIONS: The appraiser's certification in this report is subject to the following assumptions and limiting conditions:

1. The appraiser will not be responsible for matters of a legal nature that affect either the property being appraised or the title to it, except for information that he or she became aware of during the research involved in performing this appraisal. The appraiser assumes that the title is good and marketable and will not render any opinions about the title.
2. The appraiser has provided a sketch in this appraisal report to show the approximate dimensions of the improvements. The sketch is included only to assist the reader in visualizing the property and understanding the appraiser's determination of its size.
3. The appraiser has examined the available flood maps that are provided by the Federal Emergency Management Agency (or other data sources) and has noted in this appraisal report whether any portion of the subject site is located in an identified Special Flood Hazard Area. Because the appraiser is not a surveyor, he or she makes no guarantees, express or implied, regarding this determination.
4. The appraiser will not give testimony or appear in court because he or she made an appraisal of the property in question, unless specific arrangements to do so have been made beforehand, or as otherwise required by law.
5. The appraiser has noted in this appraisal report any adverse conditions (such as needed repairs, deterioration, the presence of hazardous wastes, toxic substances, etc.) observed during the inspection of the subject property or that he or she became aware of during the research involved in performing the appraisal. Unless otherwise stated in this appraisal report, the appraiser has no knowledge of any hidden or unapparent physical deficiencies or adverse conditions of the property (such as, but not limited to, needed repairs, deterioration, the presence of hazardous wastes, toxic substances, adverse environmental conditions, etc.) that would make the property less valuable, and has assumed that there are no such conditions and makes no guarantees or warranties, express or implied. The appraiser will not be responsible for any such conditions that do exist or for any engineering or testing that might be required to discover whether such conditions exist. Because the appraiser is not an expert in the field of environmental hazards, this appraisal report must not be considered as an environmental assessment of the property.
6. The appraiser has based his or her appraisal report and valuation conclusion for an appraisal that is subject to satisfactory completion, repairs, or alterations on the assumption that the completion, repairs, or alterations of the subject property will be performed in a professional manner.

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APPRAISER'S CERTIFICATION: The Appraiser certifies and agrees that:

1. I have, at a minimum, developed and reported this appraisal in accordance with the scope of work requirements stated in this appraisal report.
2. I performed a complete visual inspection of the interior and exterior areas of the subject property. I reported the condition of the improvements in factual, specific terms. I identified and reported the physical deficiencies that could affect the livability, soundness, or structural integrity of the property.
3. I performed this appraisal in accordance with the requirements of the Uniform Standards of Professional Appraisal Practice that were adopted and promulgated by the Appraisal Standards Board of The Appraisal Foundation and that were in place at the time this appraisal report was prepared.
4. I developed my opinion of the market value of the real property that is the subject of this report based on the sales comparison approach to value. I have adequate comparable market data to develop a reliable sales comparison approach for this appraisal assignment. I further certify that I considered the cost and income approaches to value but did not develop them, unless otherwise indicated in this report.
5. I researched, verified, analyzed, and reported on any current agreement for sale for the subject property, any offering for sale of the subject property in the twelve months prior to the effective date of this appraisal, and the prior sales of the subject property for a minimum of three years prior to the effective date of this appraisal, unless otherwise indicated in this report.
6. I researched, verified, analyzed, and reported on the prior sales of the comparable sales for a minimum of one year prior to the date of sale of the comparable sale, unless otherwise indicated in this report.
7. I selected and used comparable sales that are locationally, physically, and functionally the most similar to the subject property.
8. I have not used comparable sales that were the result of combining a land sale with the contract purchase price of a home that has been built or will be built on the land.
9. I have reported adjustments to the comparable sales that reflect the market's reaction to the differences between the subject property and the comparable sales.
10. I verified, from a disinterested source, all information in this report that was provided by parties who have a financial interest in the sale or financing of the subject property.
11. I have knowledge and experience in appraising this type of property in this market area.
12. I am aware of, and have access to, the necessary and appropriate public and private data sources, such as multiple listing services, tax assessment records, public land records and other such data sources for the area in which the property is located.
13. I obtained the information, estimates, and opinions furnished by other parties and expressed in this appraisal report from reliable sources that I believe to be true and correct.
14. I have taken into consideration the factors that have an impact on value with respect to the subject neighborhood, subject property, and the proximity of the subject property to adverse influences in the development of my opinion of market value. I have noted in this appraisal report any adverse conditions (such as, but not limited to, needed repairs, deterioration, the presence of hazardous wastes, toxic substances, adverse environmental conditions, etc.) observed during the inspection of the subject property or that I became aware of during the research involved in performing this appraisal. I have considered these adverse conditions in my analysis of the property value, and have reported on the effect of the conditions on the value and marketability of the subject property.
15. I have not knowingly withheld any significant information from this appraisal report and, to the best of my knowledge, all statements and information in this appraisal report are true and correct.
16. I stated in this appraisal report my own personal, unbiased, and professional analysis, opinions, and conclusions, which are subject only to the assumptions and limiting conditions in this appraisal report.
17. I have no present or prospective interest in the property that is the subject of this report, and I have no present or prospective personal interest or bias with respect to the participants in the transaction. I did not base, either partially or completely, my analysis and/or opinion of market value in this appraisal report on the race, color, religion, sex, age, marital status, handicap, familial status, or national origin of either the prospective owners or occupants of the subject property or of the present owners or occupants of the properties in the vicinity of the subject property or on any other basis prohibited by law.
18. My employment and/or compensation for performing this appraisal or any future or anticipated appraisals was not conditioned on any agreement or understanding, written or otherwise, that I would report (or present analysis supporting) a predetermined specific value, a predetermined minimum value, a range or direction in value, a value that favors the cause of any party, or the attainment of a specific result or occurrence of a specific subsequent event (such as approval of a pending mortgage loan application).
19. I personally prepared all conclusions and opinions about the real estate that were set forth in this appraisal report. If I relied on significant real property appraisal assistance from any individual or individuals in the performance of this appraisal or the preparation of this appraisal report, I have named such individual(s) and disclosed the specific tasks performed in this appraisal report. I certify that any individual so named is qualified to perform the tasks. I have not authorized anyone to make a change to any item in this appraisal report; therefore, any change made to this appraisal is unauthorized and I will take no responsibility for it.
20. I identified the lender/client in this appraisal report who is the individual, organization, or agent for the organization that ordered and will receive this appraisal report.

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21. The lender/client may disclose or distribute this appraisal report to: the borrower; another lender at the request of the borrower; the mortgagee or its successors and assigns; mortgage insurers; government sponsored enterprises; other secondary market participants; data collection or reporting services; professional appraisal organizations; any department, agency, or instrumentality of the United States; and any state, the District of Columbia, or other jurisdictions; without having to obtain the appraiser's or supervisory appraiser's (if applicable) consent. Such consent must be obtained before this appraisal report may be disclosed or distributed to any other party (including, but not limited to, the public through advertising, public relations, news, sales, or other media).

22. I am aware that any disclosure or distribution of this appraisal report by me or the lender/client may be subject to certain laws and regulations. Further, I am also subject to the provisions of the Uniform Standards of Professional Appraisal Practice that pertain to disclosure or distribution by me.

23. The borrower, another lender at the request of the borrower, the mortgagee or its successors and assigns, mortgage insurers, government sponsored enterprises, and other secondary market participants may rely on this appraisal report as part of any mortgage finance transaction that involves any one or more of these parties.


24. If this appraisal report was transmitted as an "electronic record" containing my "electronic signature," as those terms are defined in applicable federal and/or state laws (excluding audio and video recordings), or a facsimile transmission of this appraisal report containing a copy or representation of my signature, the appraisal report shall be as effective, enforceable and valid as if a paper version of this appraisal report were delivered containing my original hand written signature.

25. Any intentional or negligent misrepresentation(s) contained in this appraisal report may result in civil liability and/or criminal penalties including, but not limited to, fine or imprisonment or both under the provisions of Title 18, United States Code, Section 1001, et seq., or similar state laws.

SUPERVISORY APPRAISER'S CERTIFICATION: The Supervisory Appraiser certifies and agrees that:

1. I directly supervised the appraiser for this appraisal assignment, have read the appraisal report, and agree with the appraiser's analysis, opinions, statements, conclusions, and the appraiser's certification.
2. I accept full responsibility for the contents of this appraisal report including, but not limited to, the appraiser's analysis, opinions, statements, conclusions, and the appraiser's certification.
3. The appraiser identified in this appraisal report is either a sub-contractor or an employee of the supervisory appraiser (or the appraisal firm), is qualified to perform this appraisal, and is acceptable to perform this appraisal under the applicable state law.
4. This appraisal report complies with the Uniform Standards of Professional Appraisal Practice that were adopted and promulgated by the Appraisal Standards Board of The Appraisal Foundation and that were in place at the time this appraisal report was prepared.
5. If this appraisal report was transmitted as an "electronic record" containing my "electronic signature," as those terms are defined in applicable federal and/or state laws (excluding audio and video recordings), or a facsimile transmission of this appraisal report containing a copy or representation of my signature, the appraisal report shall be as effective, enforceable and valid as if a paper version of this appraisal report were delivered containing my original hand written signature.

APPRAISER

Signature 
 Name Giano J Saumat
 Company Name GJS Appraisal Services
 Company Address 200 Hoover Ave Unit 1205
Las Vegas, NV 89101
 Telephone Number (702) 510-3840
 Email Address gisappraisals@gmail.com
 Date of Signature and Report 10/28/2020
 Effective Date of Appraisal 10/14/2020
 State Certification # A.0208201-CR
 or State License # _____
 or Other (describe) _____ State # _____
 State NV
 Expiration Date of Certification or License 08/31/2022

ADDRESS OF PROPERTY APPRAISED

5900 Negril Ave
Las Vegas, NV 89130-7270
 APPRAISED VALUE OF SUBJECT PROPERTY \$ 404,000

LENDER/CLIENT

Name Clear Capital
 Company Name Shellpoint Mortgage Servicing
 Company Address 55 Beattie Place, Suite 300, Greenville, SC
29601
 Email Address _____

SUPERVISORY APPRAISER (ONLY IF REQUIRED)

Signature _____
 Name _____
 Company Name _____
 Company Address _____
 Telephone Number _____
 Email Address _____
 Date of Signature _____
 State Certification # _____
 or State License # _____
 State _____
 Expiration Date of Certification or License _____

SUBJECT PROPERTY

- ☐ Did not inspect subject property
☐ Did inspect exterior of subject property from street
 Date of Inspection _____
☐ Did inspect interior and exterior of subject property
 Date of Inspection _____

COMPARABLE SALES

- ☐ Did not inspect exterior of comparable sales from street
☐ Did inspect exterior of comparable sales from street
 Date of Inspection _____

Market Conditions Addendum to the Appraisal Report

0579385562
File No. OCT1620

The purpose of this addendum is to provide the lender/client with a clear and accurate understanding of the market trends and conditions prevalent in the subject neighborhood. This is a required addendum for all appraisal reports with an effective date on or after April 1, 2009.

Property Address 5900 Negril Ave City Las Vegas State NV ZIP Code 89130-7270

Borrower Hexum, Melissa J & Arsaga, Peter

Instructions: The appraiser must use the information required on this form as the basis for his/her conclusions, and must provide support for those conclusions, regarding housing trends and overall market conditions as reported in the Neighborhood section of the appraisal report form. The appraiser must fill in all the information to the extent it is available and reliable and must provide analysis as indicated below. If any required data is unavailable or is considered unreliable, the appraiser must provide an explanation. It is recognized that not all data sources will be able to provide data for the shaded areas below; if it is available, however, the appraiser must include the data in the analysis. If data sources provide the required information as an average instead of the median, the appraiser should report the available figure and identify it as an average. Sales and listings must be properties that compete with the subject property, determined by applying the criteria that would be used by a prospective buyer of the subject property. The appraiser must explain any anomalies in the data, such as seasonal markets, new construction, foreclosures, etc.

Inventory Analysis	Prior 7-12 Months	Prior 4-6 Months	Current - 3 Months	Overall Trend		
Total # of Comparable Sales (Settled)	7	4	8	<input type="checkbox"/> Increasing	<input checked="" type="checkbox"/> Stable	<input type="checkbox"/> Declining
Absorption Rate (Total Sales/Months)	1.17	1.33	2.67	<input type="checkbox"/> Increasing	<input checked="" type="checkbox"/> Stable	<input type="checkbox"/> Declining
Total # of Comparable Active Listings	Unavailable	Unavailable	6	<input type="checkbox"/> Declining	<input type="checkbox"/> Stable	<input type="checkbox"/> Increasing
Months of Housing Supply (Total Listings/Ab.Rate)	Unavailable	Unavailable	2.2	<input type="checkbox"/> Declining	<input type="checkbox"/> Stable	<input type="checkbox"/> Increasing
Median Sale & List Price, DOM, Sale/List %	Prior 7-12 Months	Prior 4-6 Months	Current - 3 Months	Overall Trend		
Median Comparable Sale Price	\$379,900	\$372,500	\$397,500	<input type="checkbox"/> Increasing	<input checked="" type="checkbox"/> Stable	<input type="checkbox"/> Declining
Median Comparable Sales Days on Market	8	17	13	<input type="checkbox"/> Declining	<input checked="" type="checkbox"/> Stable	<input type="checkbox"/> Increasing
Median Comparable List Price	Unavailable	Unavailable	394,950	<input type="checkbox"/> Increasing	<input type="checkbox"/> Stable	<input type="checkbox"/> Declining
Median Comparable Listings Days on Market	Unavailable	Unavailable	41	<input type="checkbox"/> Declining	<input type="checkbox"/> Stable	<input type="checkbox"/> Increasing
Median Sale Price as % of List Price	100.00%	98.67%	99.58%	<input type="checkbox"/> Increasing	<input checked="" type="checkbox"/> Stable	<input type="checkbox"/> Declining
Seller-(developer, builder, etc.) paid financial assistance prevalent?				<input checked="" type="checkbox"/> Yes	<input type="checkbox"/> No	<input type="checkbox"/> Declining

Explain in detail the seller concessions trends for the past 12 months (e.g., seller contributions increased from 3% to 5%, increasing use of buydowns, closing costs, condo fees, options, etc.). The Las Vegas REALTORS Association, Inc. MLS indicated 8 of 19 (42.1%) of the closed sales in the market area between 10/14/2019 and 10/14/2020 contained seller concessions. Concessions ranged between \$1,000 and \$9,000, and the median concession was \$5,000. For 7-12 months prior, 4 of 7 transactions (57.1%) had concessions. For 4-6 months prior, 2 of 4 transactions (50.0%) had concessions. For the 3 months prior to the effective date, 2 of 8 transactions (25.0%) had concessions.

Are foreclosure sales (REO sales) a factor in the market? ☐ Yes ☒ No If yes, explain (including the trends in listings and sales of foreclosed properties).

The data used in the grid above does not indicate there were any REO/Short sales or other distressed properties associated with the reported transactions. However, this is not a mandatory reporting field for agents and there may be some distressed sales that were not reported. It is beyond the scope of this assignment to confirm each sale used in the Market Conditions Report.

Cite data sources for above information. The Market Conditions Addenda was completed with data from Las Vegas REALTORS Association, Inc. MLS with an effective date of 10/14/2020.

Summarize the above information as support for your conclusions in the Neighborhood section of the appraisal report form. If you used any additional information, such as an analysis of pending sales and/or expired and withdrawn listings, to formulate your conclusions, provide both an explanation and support for your conclusions.

Effective Date: Wednesday, October 14, 2020. Data indicates that the median sales price has remained stable over the last 12 months, consistent with the overall market. The criteria for the MC report included all two-story homes built between 1650-2250 sq ft. The above data was taken from LVRMLS and includes all available similar properties found in the subject sub-market as defined in the attached neighborhood map. A marketing time of under 90 days is noted when properties are realistically priced.

Local Multiple Listing Service cannot provide accurate listing information for prior 7-12 and 4-6 month history as these listings could have moved into pending or sold status. Therefore, these fields were not applicable as the information would not be accurate and reliable.

CONDO/CO-OP PROJECTS

If the subject is a unit in a condominium or cooperative project, complete the following: Project Name:

Subject Project Data	Prior 7-12 Months	Prior 4-6 Months	Current - 3 Months	Overall Trend		
Total # of Comparable Sales (Settled)				<input type="checkbox"/> Increasing	<input type="checkbox"/> Stable	<input type="checkbox"/> Declining
Absorption Rate (Total Sales/Months)				<input type="checkbox"/> Increasing	<input type="checkbox"/> Stable	<input type="checkbox"/> Declining
Total # of Active Comparable Listings				<input type="checkbox"/> Declining	<input type="checkbox"/> Stable	<input type="checkbox"/> Increasing
Months of Unit Supply (Total Listings/Ab.Rate)				<input type="checkbox"/> Declining	<input type="checkbox"/> Stable	<input type="checkbox"/> Increasing

Are foreclosure sales (REO sales) a factor in the project? ☐ Yes ☐ No If yes, indicate the number of REO listings and explain the trends in listings and sales of foreclosed properties.

Summarize the above trends and address the impact on the subject unit and project.

APPRAISER

Signature	Signature
Appraiser Name Giano J Saumat	Supervisory Appraiser Name
Company Name GJS Appraisal Services	Company Name
Company Address 200 Hoover Ave Unit 1205, Las Vegas, NV 89101	Company Address
State License/Certification # A.0208201-CR State NV	State License/Certification # State
Email Address gjsappraisals@gmail.com	Email Address

Borrower	Hexum, Melissa J & Arsaga, Peter			File No. OCT1620
Property Address	5900 Negril Ave			
City	Las Vegas	County	Clark	State NV Zip Code 89130-7270
Lender/Client	Shellpoint Mortgage Servicing			

APPRAISAL AND REPORT IDENTIFICATION

This Report is one of the following types:

☒ **Appraisal Report** (A written report prepared under Standards Rule 2-2(a) , pursuant to the Scope of Work, as disclosed elsewhere in this report.)

☐ **Restricted Appraisal Report** (A written report prepared under Standards Rule 2-2(b) , pursuant to the Scope of Work, as disclosed elsewhere in this report, restricted to the stated intended use by the specified client or intended user.)

Comments on Standards Rule 2-3

I certify that, to the best of my knowledge and belief:

- The statements of fact contained in this report are true and correct.
- The reported analyses, opinions, and conclusions are limited only by the reported assumptions and limiting conditions and are my personal, impartial, and unbiased professional analyses, opinions, and conclusions.
- Unless otherwise indicated, I have no present or prospective interest in the property that is the subject of this report and no personal interest with respect to the parties involved.
- Unless otherwise indicated, I have performed no services, as an appraiser or in any other capacity, regarding the property that is the subject of this report within the three-year period immediately preceding acceptance of this assignment.
- I have no bias with respect to the property that is the subject of this report or the parties involved with this assignment.
- My engagement in this assignment was not contingent upon developing or reporting predetermined results.
- My compensation for completing this assignment is not contingent upon the development or reporting of a predetermined value or direction in value that favors the cause of the client, the amount of the value opinion, the attainment of a stipulated result, or the occurrence of a subsequent event directly related to the intended use of this appraisal.
- My analyses, opinions, and conclusions were developed, and this report has been prepared, in conformity with the Uniform Standards of Professional Appraisal Practice that were in effect at the time this report was prepared.
- Unless otherwise indicated, I have made a personal inspection of the property that is the subject of this report.
- Unless otherwise indicated, no one provided significant real property appraisal assistance to the person(s) signing this certification (if there are exceptions, the name of each individual providing significant real property appraisal assistance is stated elsewhere in this report).

Reasonable Exposure Time

(USPAP defines Exposure Time as the estimated length of time that the property interest being appraised would have been offered on the market prior to the hypothetical consummation of a sale at market value on the effective date of the appraisal.)

My Opinion of Reasonable Exposure Time for the subject property at the market value stated in this report is: Under 90 days

By studying sales of similar comparable residential properties with value ranges as identified in the subject submarket, and discussions with individuals knowledgeable of current neighborhood trends in the subject area, this appraiser feels that the exposure time for the subject property is equal to the indicated Market Time identified in the neighborhood section of this appraisal report. A reasonable exposure time for the subject property is estimated to be 90 days when priced to the market.


Comments on Appraisal and Report Identification

Note any USPAP-related issues requiring disclosure and any state mandated requirements:

PRIOR APPRAISAL

This appraiser has not performed any services, as an appraiser or in any other capacity, regarding the property that is the subject of this report within the three-year period immediately preceding acceptance of this appraisal.

For this appraisal report the total compensation paid to the appraiser is \$400.00, and the total compensation retained by Clear Capital is \$135.00.

<p>APPRAISER:</p> <div style="text-align: center;">  </div> <p>Signature: _____</p> <p>Name: <u>Giano J Saumat</u></p> <p>State Certification #: <u>A.0208201-CR</u></p> <p>or State License #: _____</p> <p>State: <u>NV</u> Expiration Date of Certification or License: <u>08/31/2022</u></p> <p>Date of Signature and Report: <u>10/28/2020</u></p> <p>Effective Date of Appraisal: <u>10/14/2020</u></p> <p>Inspection of Subject: <input type="checkbox"/> None <input checked="" type="checkbox"/> Interior and Exterior <input type="checkbox"/> Exterior-Only</p> <p>Date of Inspection (if applicable): <u>10/14/2020</u></p>	<p>SUPERVISORY or CO-APPRAISER (if applicable):</p> <p>Signature: _____</p> <p>Name: _____</p> <p>State Certification #: _____</p> <p>or State License #: _____</p> <p>State: _____ Expiration Date of Certification or License: _____</p> <p>Date of Signature: _____</p> <p>Inspection of Subject: <input type="checkbox"/> None <input type="checkbox"/> Interior and Exterior <input type="checkbox"/> Exterior-Only</p> <p>Date of Inspection (if applicable): _____</p>
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UNIFORM APPRAISAL DATASET (UAD) DEFINITIONS ADDENDUM

(Source: Fannie Mae UAD Appendix D: UAD Field-Specific Standardization Requirements)

Condition Ratings and Definitions**C1**

The improvements have been recently constructed and have not been previously occupied. The entire structure and all components are new and the dwelling features no physical depreciation.

Note: Newly constructed improvements that feature recycled or previously used materials and/or components can be considered new dwellings provided that the dwelling is placed on a 100 percent new foundation and the recycled materials and the recycled components have been rehabilitated/remanufactured into like-new condition. Improvements that have not been previously occupied are not considered "new" if they have any significant physical depreciation (that is, newly constructed dwellings that have been vacant for an extended period of time without adequate maintenance or upkeep).

C2

The improvements feature no deferred maintenance, little or no physical depreciation, and require no repairs. Virtually all building components are new or have been recently repaired, refinished, or rehabilitated. All outdated components and finishes have been updated and/or replaced with components that meet current standards. Dwellings in this category are either almost new or have been recently completely renovated and are similar in condition to new construction.

Note: The improvements represent a relatively new property that is well maintained with no deferred maintenance and little or no physical depreciation, or an older property that has been recently completely renovated.

C3

The improvements are well maintained and feature limited physical depreciation due to normal wear and tear. Some components, but not every major building component, may be updated or recently rehabilitated. The structure has been well maintained.

Note: The improvement is in its first-cycle of replacing short-lived building components (appliances, floor coverings, HVAC, etc.) and is being well maintained. Its estimated effective age is less than its actual age. It also may reflect a property in which the majority of short-lived building components have been replaced but not to the level of a complete renovation.

C4

The improvements feature some minor deferred maintenance and physical deterioration due to normal wear and tear. The dwelling has been adequately maintained and requires only minimal repairs to building components/mechanical systems and cosmetic repairs. All major building components have been adequately maintained and are functionally adequate.

Note: The estimated effective age may be close to or equal to its actual age. It reflects a property in which some of the short-lived building components have been replaced, and some short-lived building components are at or near the end of their physical life expectancy; however, they still function adequately. Most minor repairs have been addressed on an ongoing basis resulting in an adequately maintained property.

C5

The improvements feature obvious deferred maintenance and are in need of some significant repairs. Some building components need repairs, rehabilitation, or updating. The functional utility and overall livability is somewhat diminished due to condition, but the dwelling remains useable and functional as a residence.

Note: Some significant repairs are needed to the improvements due to the lack of adequate maintenance. It reflects a property in which many of its short-lived building components are at the end of or have exceeded their physical life expectancy but remain functional.

C6

The improvements have substantial damage or deferred maintenance with deficiencies or defects that are severe enough to affect the safety, soundness, or structural integrity of the improvements. The improvements are in need of substantial repairs and rehabilitation, including many or most major components.

Note: Substantial repairs are needed to the improvements due to the lack of adequate maintenance or property damage. It reflects a property with conditions severe enough to affect the safety, soundness, or structural integrity of the improvements.

Quality Ratings and Definitions**Q1**

Dwellings with this quality rating are usually unique structures that are individually designed by an architect for a specified user. Such residences typically are constructed from detailed architectural plans and specifications and feature an exceptionally high level of workmanship and exceptionally high-grade materials throughout the interior and exterior of the structure. The design features exceptionally high-quality exterior refinements and ornamentation, and exceptionally high-quality interior refinements. The workmanship, materials, and finishes throughout the dwelling are of exceptionally high quality.

Q2

Dwellings with this quality rating are often custom designed for construction on an individual property owner's site. However, dwellings in this quality grade are also found in high-quality tract developments featuring residence constructed from individual plans or from highly modified or upgraded plans. The design features detailed, high quality exterior ornamentation, high-quality interior refinements, and detail. The workmanship, materials, and finishes throughout the dwelling are generally of high or very high quality.

UNIFORM APPRAISAL DATASET (UAD) DEFINITIONS ADDENDUM

(Source: Fannie Mae UAD Appendix D: UAD Field-Specific Standardization Requirements)

Quality Ratings and Definitions (continued)

Q3

Dwellings with this quality rating are residences of higher quality built from individual or readily available designer plans in above-standard residential tract developments or on an individual property owner's site. The design includes significant exterior ornamentation and interiors that are well finished. The workmanship exceeds acceptable standards and many materials and finishes throughout the dwelling have been upgraded from "stock" standards.

Q4

Dwellings with this quality rating meet or exceed the requirements of applicable building codes. Standard or modified standard building plans are utilized and the design includes adequate fenestration and some exterior ornamentation and interior refinements. Materials, workmanship, finish, and equipment are of stock or builder grade and may feature some upgrades.

Q5

Dwellings with this quality rating feature economy of construction and basic functionality as main considerations. Such dwellings feature a plain design using readily available or basic floor plans featuring minimal fenestration and basic finishes with minimal exterior ornamentation and limited interior detail. These dwellings meet minimum building codes and are constructed with inexpensive, stock materials with limited refinements and upgrades.

Q6

Dwellings with this quality rating are of basic quality and lower cost; some may not be suitable for year-round occupancy. Such dwellings are often built with simple plans or without plans, often utilizing the lowest quality building materials. Such dwellings are often built or expanded by persons who are professionally unskilled or possess only minimal construction skills. Electrical, plumbing, and other mechanical systems and equipment may be minimal or non-existent. Older dwellings may feature one or more substandard or non-conforming additions to the original structure.

Definitions of Not Updated, Updated, and Remodeled

Not Updated

Little or no updating or modernization. This description includes, but is not limited to, new homes.

Residential properties of fifteen years of age or less often reflect an original condition with no updating, if no major components have been replaced or updated. Those over fifteen years of age are also considered not updated if the appliances, fixtures, and finishes are predominantly dated. An area that is 'Not Updated' may still be well maintained and fully functional, and this rating does not necessarily imply deferred maintenance or physical/functional deterioration.

Updated

The area of the home has been modified to meet current market expectations. These modifications are limited in terms of both scope and cost.

An updated area of the home should have an improved look and feel, or functional utility. Changes that constitute updates include refurbishment and/or replacing components to meet existing market expectations. Updates do not include significant alterations to the existing structure.

Remodeled

Significant finish and/or structural changes have been made that increase utility and appeal through complete replacement and/or expansion.

A remodeled area reflects fundamental changes that include multiple alterations. These alterations may include some or all of the following: replacement of a major component (cabinet(s), bathtub, or bathroom tile), relocation of plumbing/gas fixtures/appliances, significant structural alterations (relocating walls, and/or the addition of) square footage). This would include a complete gutting and rebuild.

Explanation of Bathroom Count

Three-quarter baths are counted as a full bath in all cases. Quarter baths (baths that feature only a toilet) are not included in the bathroom count. The number of full and half baths is reported by separating the two values using a period, where the full bath count is represented to the left of the period and the half bath count is represented to the right of the period.

Example:

3.2 indicates three full baths and two half baths.

UNIFORM APPRAISAL DATASET (UAD) DEFINITIONS ADDENDUM

(Source: Fannie Mae UAD Appendix D: UAD Field-Specific Standardization Requirements)

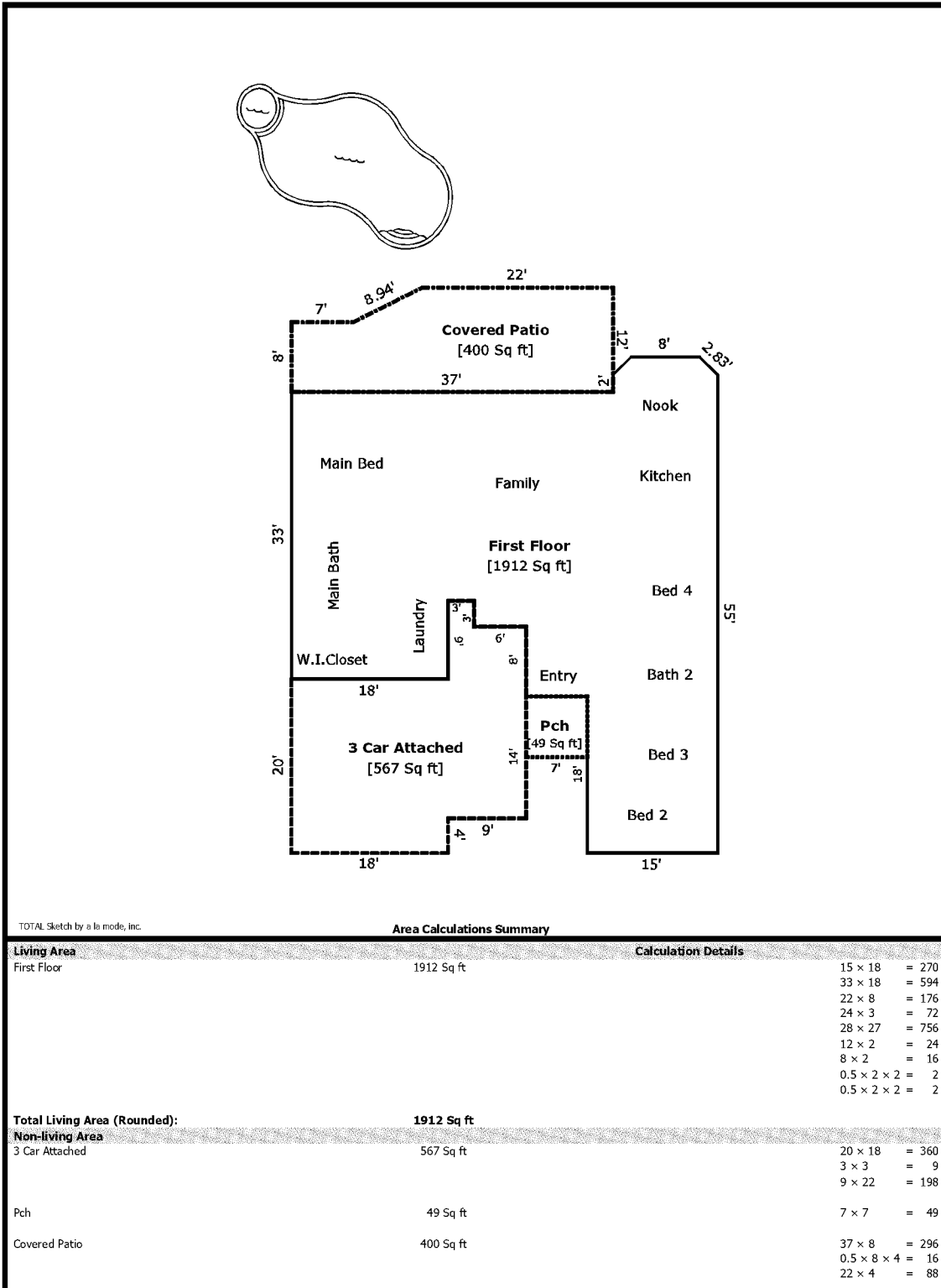
Abbreviations Used in Data Standardization Text

Abbreviation	Full Name	Fields Where This Abbreviation May Appear
A	Adverse	Location & View
ac	Acres	Area, Site
AdjPrk	Adjacent to Park	Location
AdjPwr	Adjacent to Power Lines	Location
ArmsLth	Arms Length Sale	Sale or Financing Concessions
AT	Attached Structure	Design (Style)
B	Beneficial	Location & View
ba	Bathroom(s)	Basement & Finished Rooms Below Grade
br	Bedroom	Basement & Finished Rooms Below Grade
BsyRd	Busy Road	Location
c	Contracted Date	Date of Sale/Time
Cash	Cash	Sale or Financing Concessions
Comm	Commercial Influence	Location
Conv	Conventional	Sale or Financing Concessions
cp	Carport	Garage/Carport
CrtOrd	Court Ordered Sale	Sale or Financing Concessions
CitySky	City View Skyline View	View
CityStr	City Street View	View
cv	Covered	Garage/Carport
DOM	Days On Market	Data Sources
DT	Detached Structure	Design (Style)
dw	Driveway	Garage/Carport
e	Expiration Date	Date of Sale/Time
Estate	Estate Sale	Sale or Financing Concessions
FHA	Federal Housing Authority	Sale or Financing Concessions
g	Garage	Garage/Carport
ga	Attached Garage	Garage/Carport
gbi	Built-in Garage	Garage/Carport
gd	Detached Garage	Garage/Carport
GlfCse	Golf Course	Location
Glfvw	Golf Course View	View
GR	Garden	Design (Style)
HR	High Rise	Design (Style)
in	Interior Only Stairs	Basement & Finished Rooms Below Grade
Ind	Industrial	Location & View
Listing	Listing	Sale or Financing Concessions
Lndfl	Landfill	Location
LtdSght	Limited Sight	View
MR	Mid-rise	Design (Style)
Mtn	Mountain View	View
N	Neutral	Location & View
NonArm	Non-Arms Length Sale	Sale or Financing Concessions
o	Other	Basement & Finished Rooms Below Grade
O	Other	Design (Style)
op	Open	Garage/Carport
Prk	Park View	View
Pstrl	Pastoral View	View
PwrLn	Power Lines	View
PubTm	Public Transportation	Location
Relo	Relocation Sale	Sale or Financing Concessions
REO	REO Sale	Sale or Financing Concessions
Res	Residential	Location & View
RH	USDA - Rural Housing	Sale or Financing Concessions
rr	Recreational (Rec) Room	Basement & Finished Rooms Below Grade
RT	Row or Townhouse	Design (Style)
s	Settlement Date	Date of Sale/Time
SD	Semi-detached Structure	Design (Style)
Short	Short Sale	Sale or Financing Concessions
sf	Square Feet	Area, Site, Basement
sqm	Square Meters	Area, Site
Unk	Unknown	Date of Sale/Time
VA	Veterans Administration	Sale or Financing Concessions
w	Withdrawn Date	Date of Sale/Time
wo	Walk Out Basement	Basement & Finished Rooms Below Grade
Woods	Woods View	View
Wtr	Water View	View
WtrFr	Water Frontage	Location
wu	Walk Up Basement	Basement & Finished Rooms Below Grade
Firs Apps CT's	Flooring Appliances Countertops	Sales Comparison Approach Grid
Cabs	Cabinets	Sales Comparison Approach Grid
SFR Tnhm	Single Family Residence Townhome	Zoning Style/Design Sales Comparison Approach Grid
Gar Crpt	Garage Carport	Sales Comparison Approach Grid
Cpt Vinyl TI	Carpet Vinyl Tile	Improvements Section&Sales Comparison Approach Grid
Ls	Landscape	Sales Comparison Approach Grid

UAD Version 9/2011 (Updated 1/2014)

Building Sketch

Borrower	Hexum, Melissa J & Arsaga, Peter				
Property Address	5900 Negril Ave				
City	Las Vegas	County	Clark	State	NV Zip Code 89130-7270
Lender/Client	Shellpoint Mortgage Servicing				



Subject Photo Page

Borrower	Hexum, Melissa J & Arsaga, Peter				
Property Address	5900 Negril Ave				
City	Las Vegas	County	Clark	State	NV Zip Code 89130-7270
Lender/Client	Shellpoint Mortgage Servicing				

**Subject Front**

5900 Negril Ave

Sales Price

Gross Living Area 1,912

Total Rooms 6

Total Bedrooms 4

Total Bathrooms 2.0

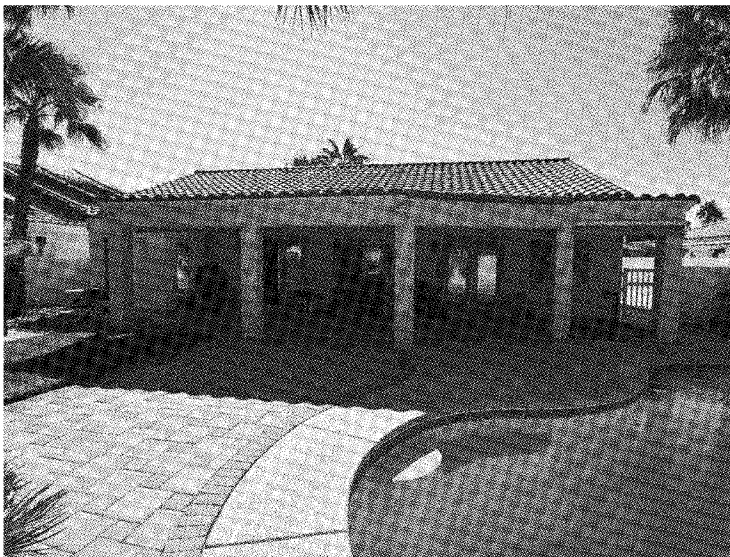
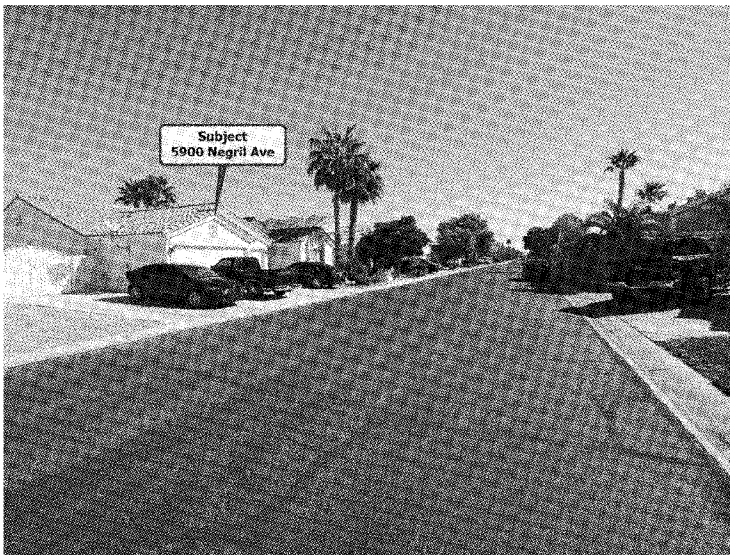
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View N; Res;

Site 7841 sf

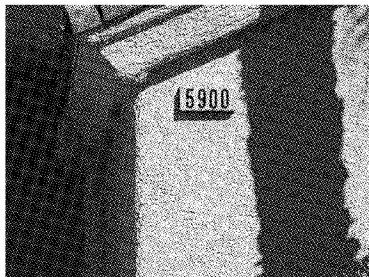
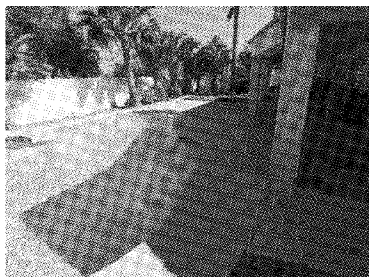
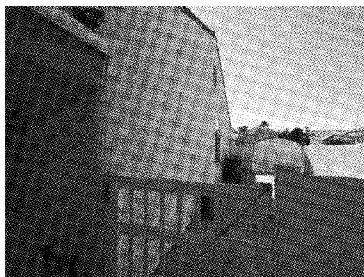
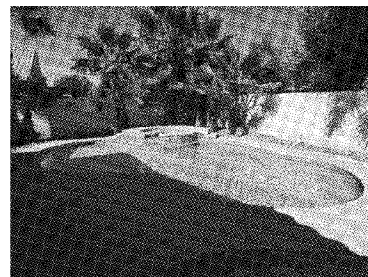
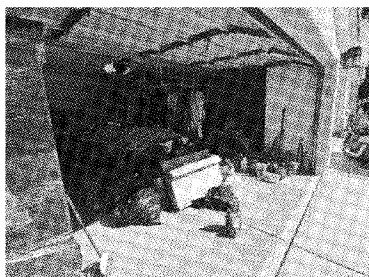
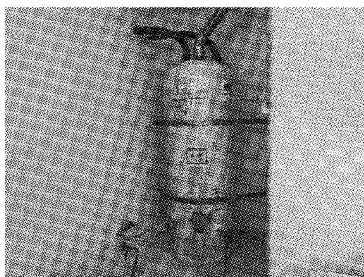
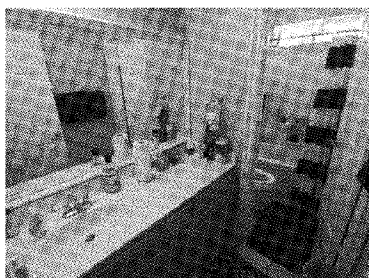
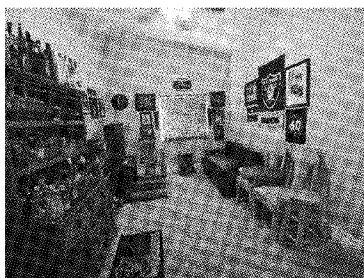
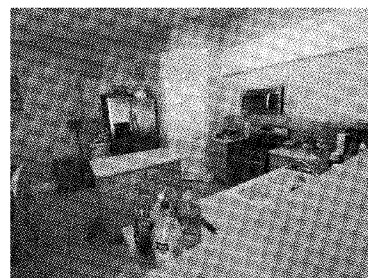
Quality Q4

Age 19

**Subject Rear****Subject Street**

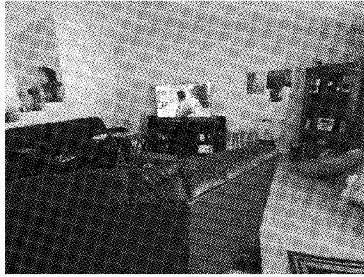
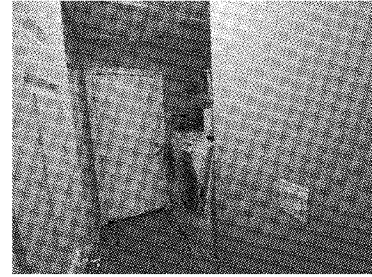
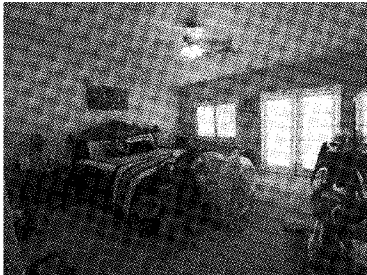
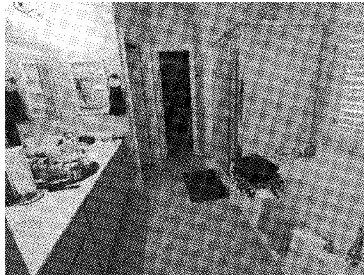
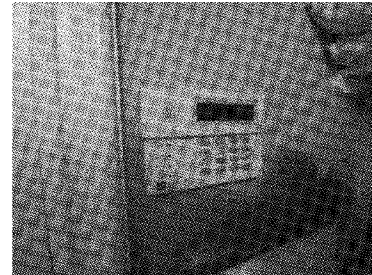
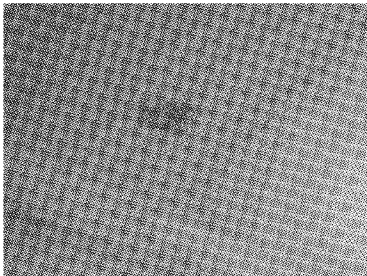
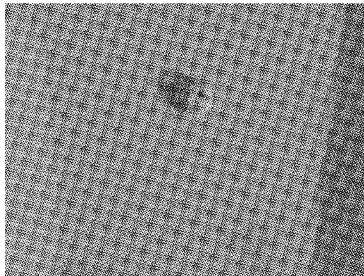
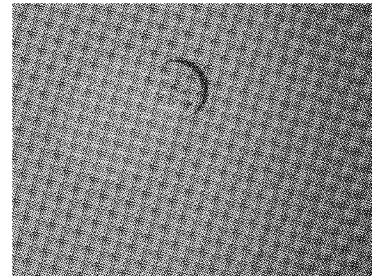
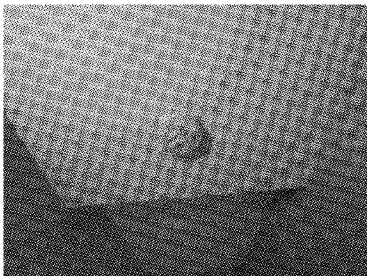
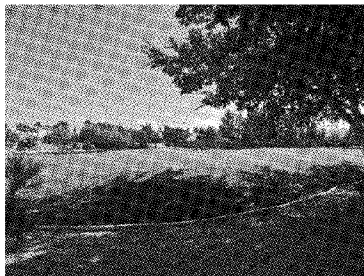
Photograph Addendum

Borrower	Hexum, Melissa J & Arsaga, Peter					
Property Address	5900 Negril Ave					
City	Las Vegas	County	Clark	State	NV	Zip Code 89130-7270
Lender/Client	Shellpoint Mortgage Servicing					

**Address****Community Gate****Side****Rear Yard****Side****In-ground Pool w/Spa****3 Car Attached****Water Heater****Soft Water****Entry****Bed 2****Bed 3****Bath 2****Bed 4****Kitchen**

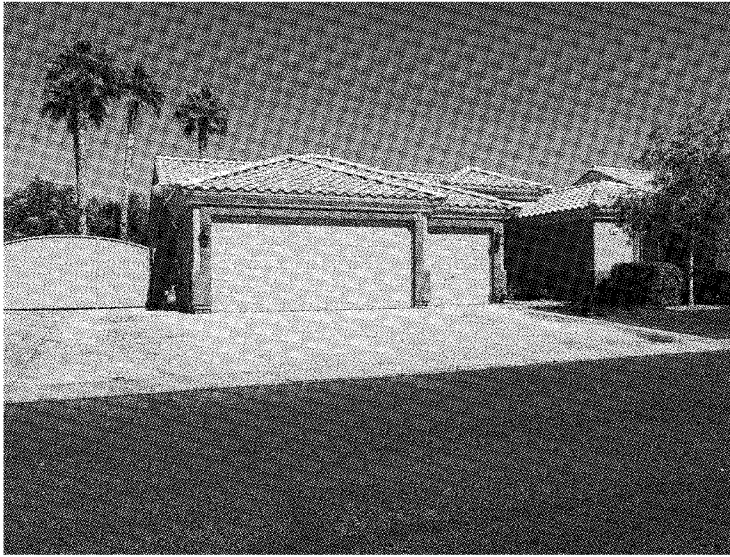
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**Nook****Family****Laundry****Main Bed****Main Bath****Security****Smoke Detector****Smoke Detector****Smoke Detector****Smoke Detector****Community Park****Putting Green**

Comparable Photo Page

Borrower	Hexum, Melissa J & Arsaga, Peter				
Property Address	5900 Negril Ave				
City	Las Vegas	County	Clark	State	NV
				Zip Code	89130-7270
Lender/Client	Shellpoint Mortgage Servicing				

**Comparable 1**

5604 Negril Ave

Prox. to Subject 0.20 miles E
 Sale Price 429,000
 Gross Living Area 1,933
 Total Rooms 6
 Total Bedrooms 4
 Total Bathrooms 2.0
 Location B; Gated; Res
 View N; Res;
 Site 7841 sf
 Quality Q4
 Age 20

**Comparable 2**

6017 Morning Creek Ct

Prox. to Subject 0.57 miles E
 Sale Price 400,000
 Gross Living Area 1,754
 Total Rooms 6
 Total Bedrooms 3
 Total Bathrooms 2.0
 Location N; Res;
 View N; Res;
 Site 10454 sf
 Quality Q4
 Age 20

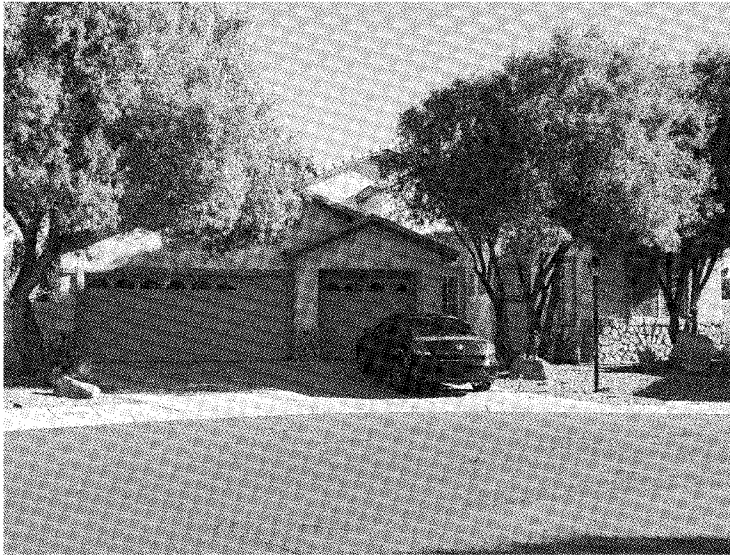
**Comparable 3**

5828 McLennan Ranch Ave

Prox. to Subject 0.40 miles N
 Sale Price 412,500
 Gross Living Area 2,136
 Total Rooms 6
 Total Bedrooms 3
 Total Bathrooms 3.0
 Location B; Gated; Res
 View N; Res;
 Site 7405 sf
 Quality Q4
 Age 13

Comparable Photo Page

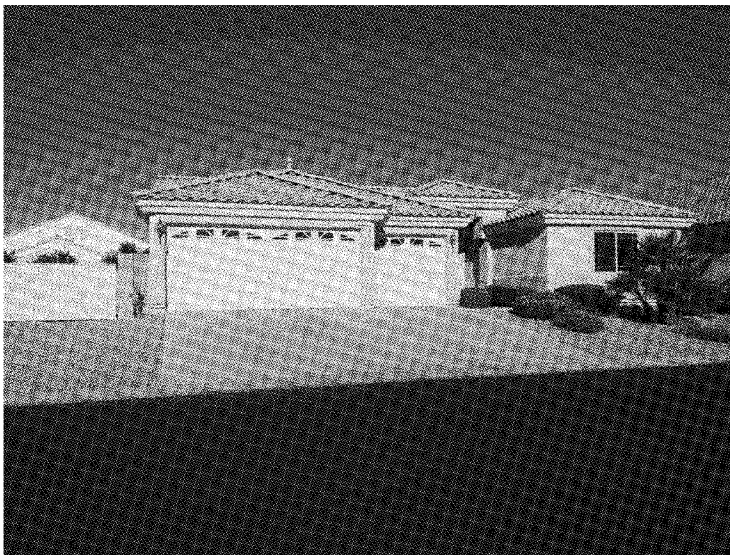
Borrower	Hexum, Melissa J & Arsaga, Peter				
Property Address	5900 Negril Ave				
City	Las Vegas	County	Clark	State	NV Zip Code 89130-7270
Lender/Client	Shellpoint Mortgage Servicing				

**Comparable 4**

5414 Basset Hound Ave
Prox. to Subject 1.42 miles NE
Sale Price 395,000
Gross Living Area 1,934
Total Rooms 5
Total Bedrooms 3
Total Bathrooms 2.1
Location B; Gated; Res
View N; Res;
Site 10019 sf
Quality Q4
Age 19

**Comparable 5**

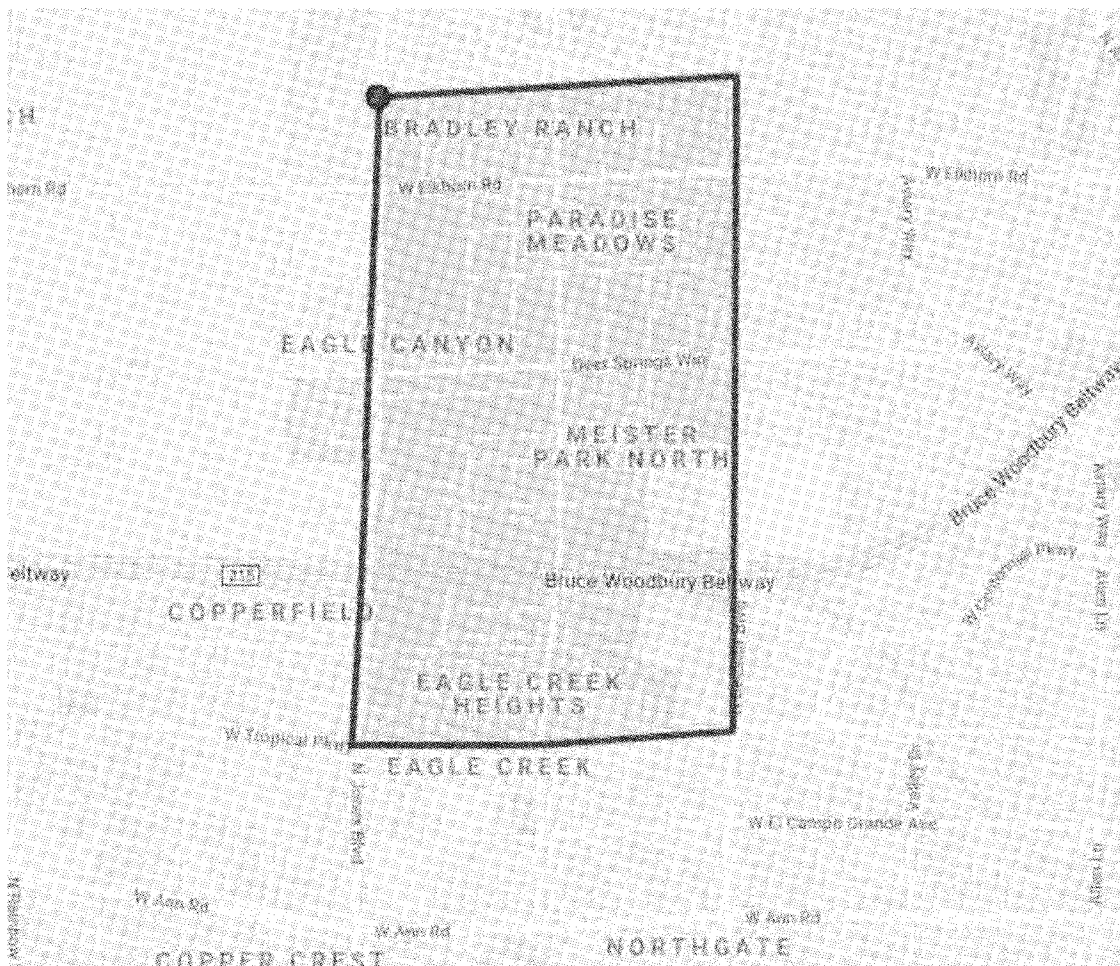
6020 Resort Ridge St
Prox. to Subject 0.30 miles SE
Sale Price 379,000
Gross Living Area 2,154
Total Rooms 8
Total Bedrooms 4
Total Bathrooms 2.0
Location B; Gated; Res
View N; Res;
Site 7841 sf
Quality Q4
Age 20

**Comparable 6**

7017 Red Tide Dr
Prox. to Subject 1.27 miles NE
Sale Price 390,000
Gross Living Area 1,947
Total Rooms 6
Total Bedrooms 4
Total Bathrooms 2.0
Location B; Gated; Res
View N; Res;
Site 7841 sf
Quality Q4
Age 17

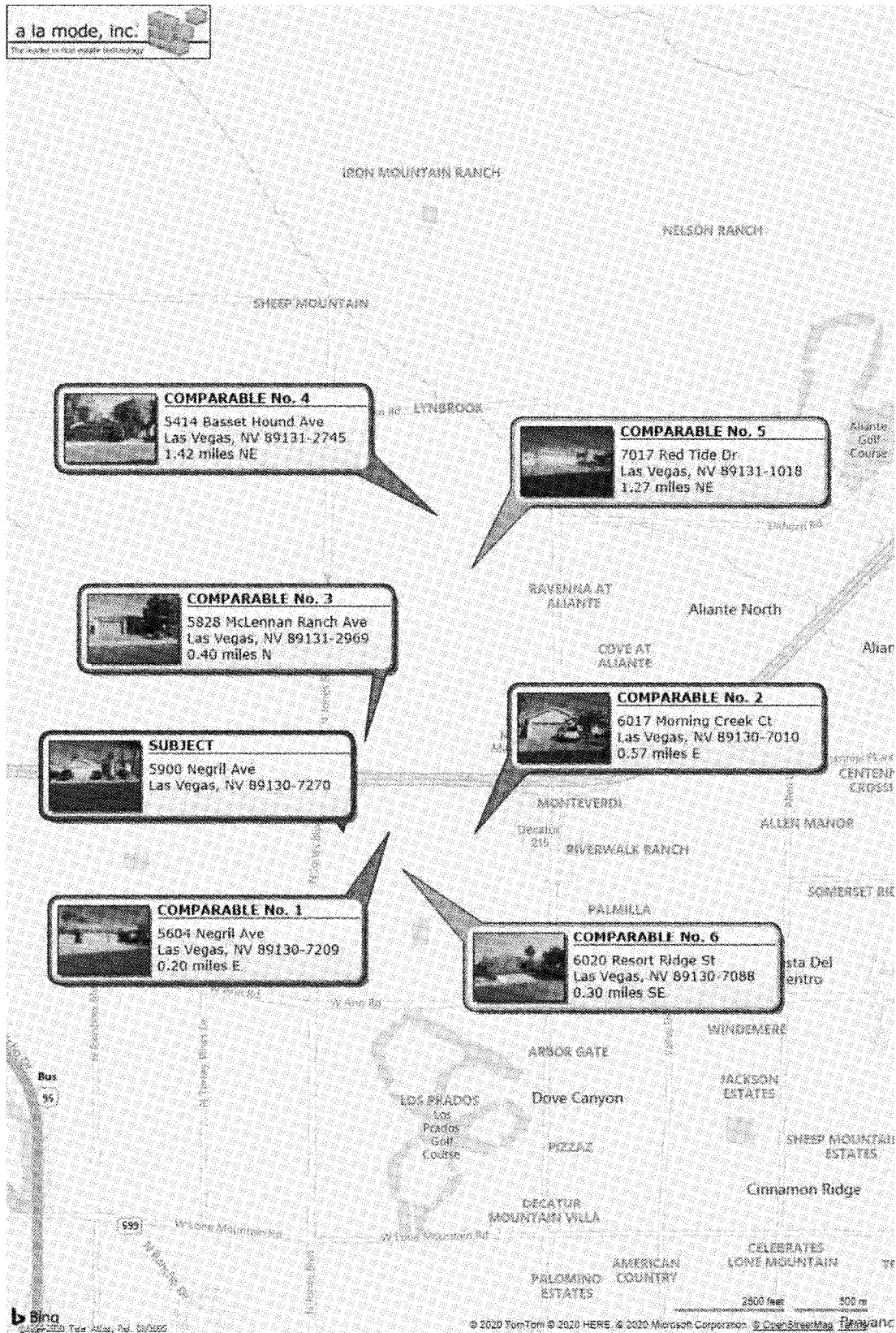
Neighborhood Map

Borrower	Hexum, Melissa J & Arsaga, Peter			
Property Address	5900 Negril Ave			
City	Las Vegas	County	Clark	State NV Zip Code 89130-7270
Lender/Client	Shellpoint Mortgage Servicing			



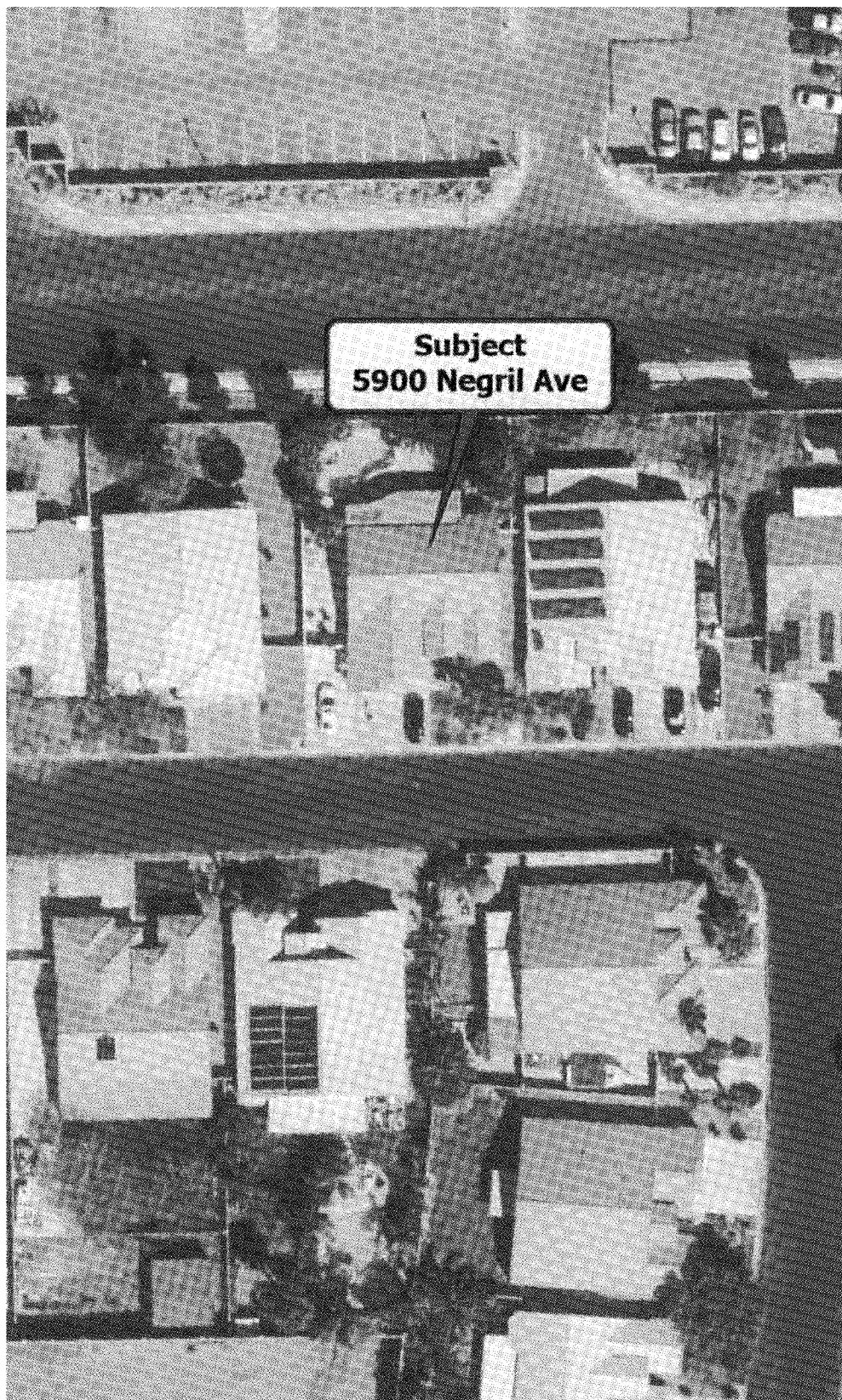
Location Map

Borrower	Hexum, Melissa J & Arsaga, Peter				
Property Address	5900 Negril Ave				
City	Las Vegas	County	Clark	State	NV
Zip Code	89130-7270				
Lender/Client	Shellpoint Mortgage Servicing				



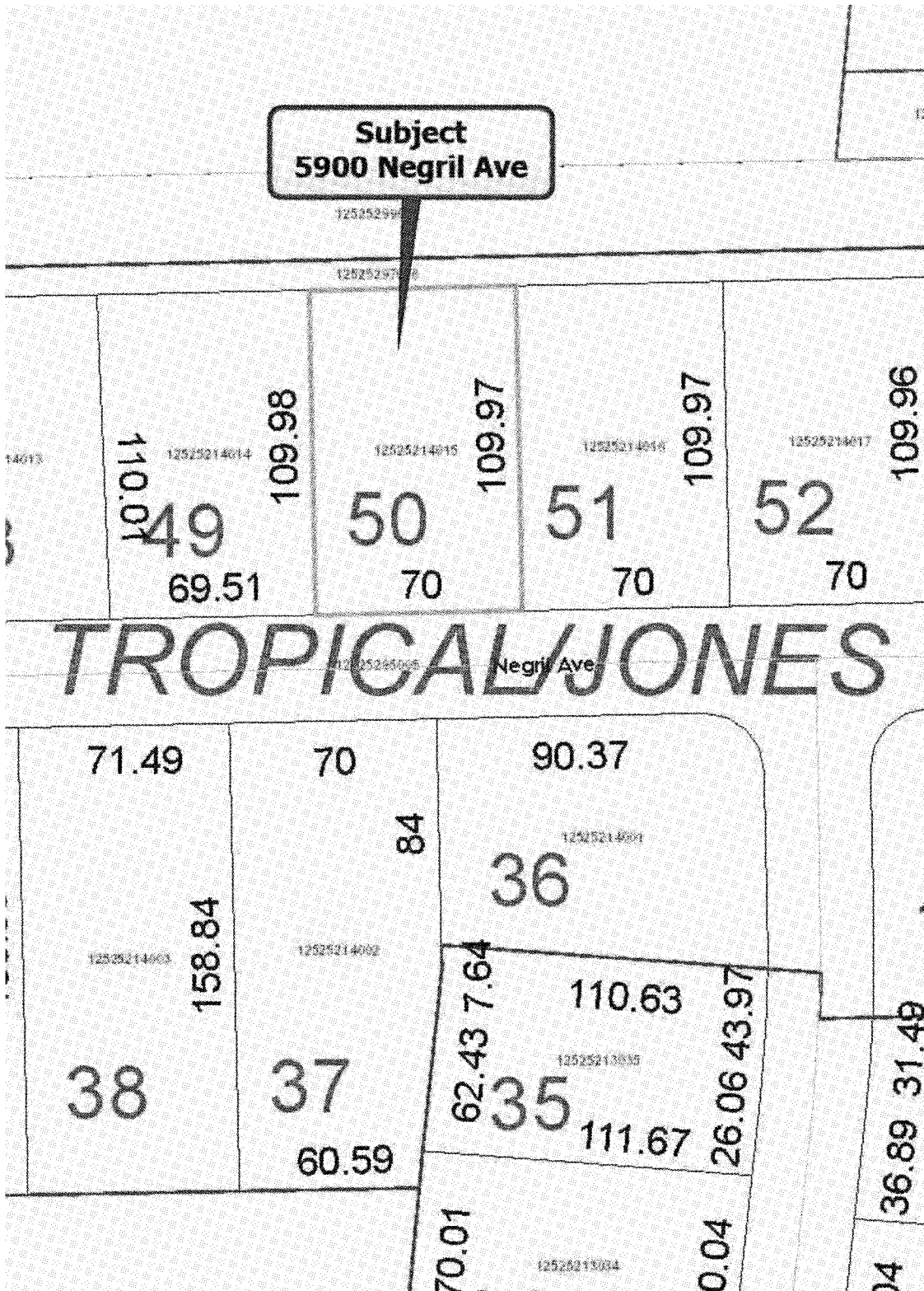
Aerial View

Borrower	Hexum, Melissa J & Arsaga, Peter				
Property Address	5900 Negril Ave				
City	Las Vegas	County	Clark	State	NV Zip Code 89130-7270
Lender/Client	Shellpoint Mortgage Servicing				

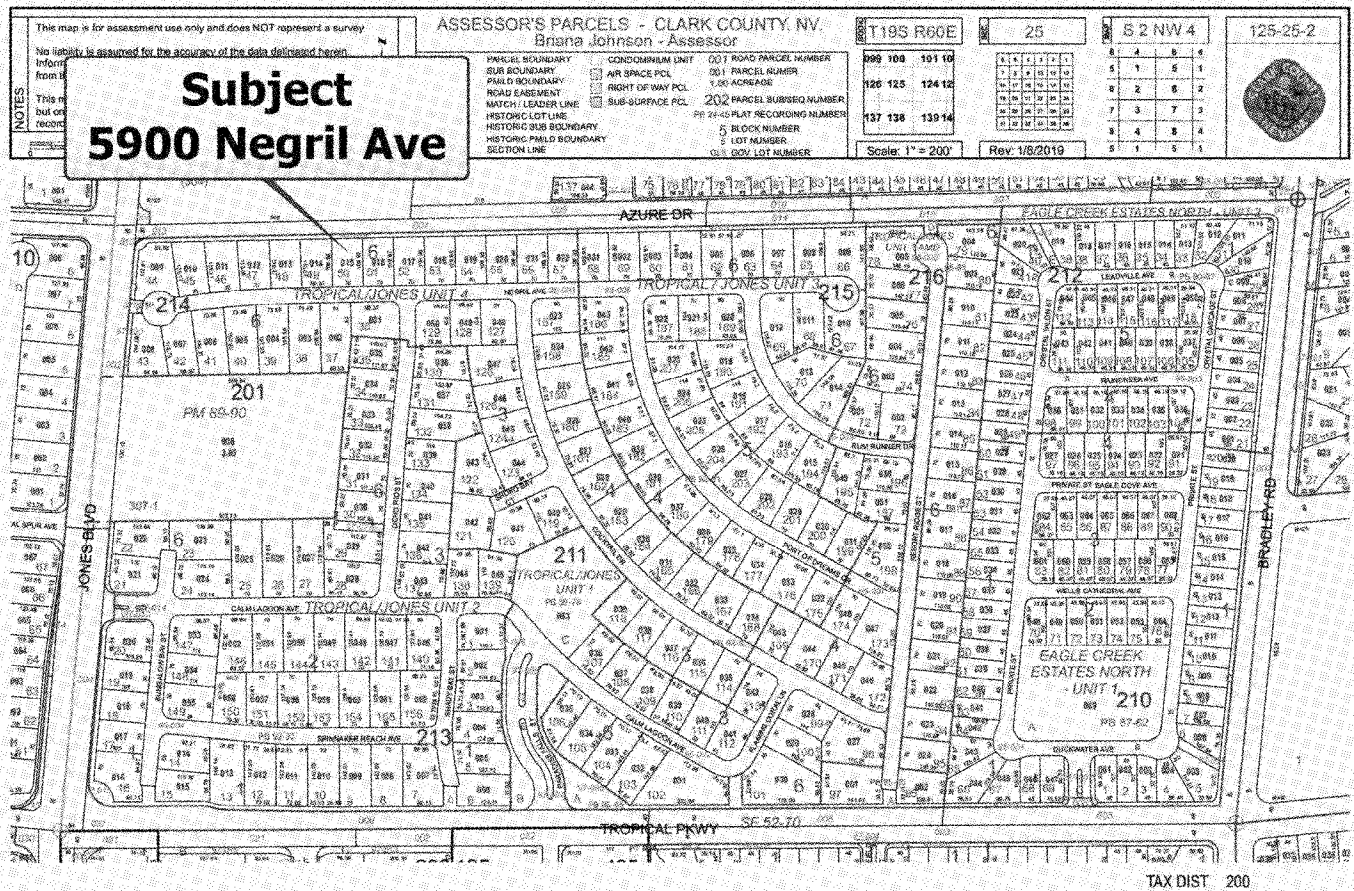


Plat Map


Borrower	Hexum, Melissa J & Arsaga, Peter			
Property Address	5900 Negril Ave			
City	Las Vegas	County	Clark	State NV Zip Code 89130-7270
Lender/Client	Shellpoint Mortgage Servicing			



Assessor Parcel Map



Realist Data - Page 1**5900 Negril Ave, Las Vegas, NV 89130-7270, Clark County**

	MLS Beds 4	MLS Sq Ft 1,947	Lot Sq Ft 7,841	Sale Price \$410,000
	Full/Half Bath 2	Yr Built 2001	Type SFR	Sale Date 05/01/2006

OWNER INFORMATION

Owner Name	Censo LLC	Tax Billing Zip+4	7528
Tax Billing Address	9811 W Charleston Blvd #2-351	Carrier Route	C054
Tax Billing City & State	Las Vegas, NV	Owner Occupied	No
Tax Billing Zip	89117		

LOCATION INFORMATION

Subdivision	Tropical Jones	Zoning	R-PD3
School District Name	Clark County	Township Range Sect	19-80-25
School District	320060	Block #	6
Census Tract	33.07	Lot #	50

TAX INFORMATION

Parcel	125-25-214-015	Tax Appraisal Area	200
Tax Area	200	% Improved	74%
Legal Description	TROPICAL JONES UNIT 4 PLAT B OOK 93 PAGE 9 LOT 50 BLOCK 6		
Tax Year	2020	Net Tax Year	2020
Annual Tax	\$2,660	Net Tax Amount	\$2,660

ASSESSMENT & TAX

Assessment Year	2020	2019	2018
Assessed Value - Total	\$115,180	\$108,725	\$101,826
Assessed Value - Land	\$29,925	\$24,885	\$20,790
Assessed Value - Improved	\$85,255	\$83,840	\$81,036
YOY Assessed Change (\$)	\$6,455	\$6,899	
YOY Assessed Change (%)	5.94%	6.78%	
Market Value - Total	\$329,086	\$310,643	\$290,931
Market Value - Land	\$85,500	\$71,100	\$58,400
Market Value - Improved	\$243,586	\$239,543	\$231,531
Tax Year	Total Tax	Change (\$)	Change (%)
2018	\$3,348		
2019	\$2,538	-\$810	-24.19%
2020	\$2,660	\$122	4.8%

CHARACTERISTICS

Land Use - County	Resid-Single Family	Pool	Pool & Jacuzzi
Land Use - CoreLogic	SFR	# of Buildings	1
Lot Sq Ft	7,841	Cooling Type	Central
Lot Acres	0.18	Heat Type	Forced Air
Year Built	2001	Floor Cover	Carpet
Effective Year Built	2001	Flooring Material	Concrete
Stories	1	Foundation	Concrete
Building Sq Ft	1,947	Patio Type	Deck
Total Rooms	6	Porch	Patio/Porch
Bedrooms	4	Primary Porch Sq Ft	56
Total Baths	2	Roof Material	Concrete Tile
Full Baths	2	Sprinkler Type	Yes
Garage Sq Ft	567	Quality	Average
Garage Type	Attached Garage	Patio/Deck 1 Area	200
Parking Type	Attached Garage	Patio/Deck 2 Area	323
Exterior	Frame/Stucco		

Property Details Courtesy of Glorio Simentel, Las Vegas Realtor

Generated on: 10/10/20

The data within this report is compiled by CoreLogic from public and private sources. The data is deemed reliable, but is not guaranteed. The accuracy of the data contained herein can be independently verified by the recipient of this report with the applicable county or municipality.

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Realist Data - Page 2

FEATURES			
Feature Type	Unit	Size/Cty	
Fence Average - Tract/Block Wa	U	1	
Sprinkler Minimum	U	1	
Pool Spa/Attached Each	U	1	
Pool Deck - Kool Deck	S	200	
Paving - Concrete	S	650	
Pool Heater Each	U	1	
Pool Size Appx 300 Square Feet	S	300	

SELL SCORE			
Rating	Very High	Value As Of	2020-09-13 23:06:43
Sell Score	843		

ESTIMATED VALUE			
RealAVM™	\$459,700	Confidence Score	56
RealAVM™ Range	\$367,760 - \$551,640	Forecast Standard Deviation	20
Value As Of	10/04/2020		

(1) RealAVM™ is a CoreLogic® derived value and should not be used in lieu of an appraisal.

(2) The Confidence Score is a measure of the extent to which sales data, property information, and comparable sales support the property valuation analysis process. The confidence score range is 60 - 100. Clear and consistent quality and quantity of data drive higher confidence scores while lower confidence scores indicate diversity in data, lower quality and quantity of data, and/or limited similarity of the subject property to comparable sales.

(3) The FSD denotes confidence in an AVM estimate and uses a consistent scale and meaning to generate a standardized confidence metric. The FSD is a statistic that measures the likely range or dispersion an AVM estimate will fall within, based on the consistency of the information available to the AVM at the time of estimation. The FSD can be used to create confidence that the true value has a statistical degree of certainty.

LISTING INFORMATION			
MLS Listing Number	1878209	Pending Date	03/18/2017
MLS Area	102 - NORTH	Closing Date	03/31/2017
MLS Status	History	Closing Price	\$2,070
MLS Status Change Date	03/31/2018	Listing Agent	002708-Melani Schulte
Listing Date	03/11/2017	Listing Broker	PLATINUM PROPERTIES
Current Listing Price	\$1,995	Selling Agent	226997-Justin Harper
Original Listing Price	\$1,995	Selling Broker	PREMIER REALTY GROUP

MLS Listing #	1418100	574596
MLS Status	History	History
MLS Listing Date	01/31/2014	02/01/2006
MLS Listing Price	\$1,895	\$415,000
MLS Orig Listing Price	\$1,895	\$415,000
MLS Close Date	03/07/2014	05/05/2006
MLS Listing Close Price	\$1,895	\$410,000
MLS Listing Expiration Date	01/31/2015	08/30/2006

LAST MARKET SALE & SALES HISTORY			
Recording Date	05/05/2006	Seller / Previous Owner	Korica Steven & Linda
Sale Date	Tax: 05/01/2006 MLS: 03/31/2017	Document Number	60505002957
Sale Price	\$410,000	Deed Type	Bargain & Sale Deed
Owner Name	Censo LLC	Price Per Square Feet	\$210.58

Sale Date	01/09/2019	12/30/2014	12/18/2013	06/05/2006	05/01/2006
Sale Price			\$20,500		\$410,000
Nominal	Y	Y		Y	
Buyer Name	Censo LLC	Ke Aloha Holdings Series I	Ke Aloha Holdings LLC	Arsaga Peter & Melissa J	Arsaga Peter
Seller Name / Previous Owner	Ke Aloha Holdings LLC	Ke Aloha Holdings LLC	Alessi & Koenig LLC	Arsaga Peter	Korica Steven & Linda
Document Number	190109002529	141231000743	131223002261	60508000608	60505002957
Document Type	Bargain & Sale Deed	Quit Claim Deed	Trustee's Deed (Foreclosure)	Bargain & Sale Deed	Bargain & Sale Deed

Property Details: Courtesy of Glorio Saumet, Las Vegas Realtors

The data within this report is compiled by CoreLogic from public and private sources. The data is deemed reliable, but is not guaranteed. The accuracy of the data contained herein can be independently verified by the recipient of this report with the applicable county or municipality.

Generated on: 10/10/20

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Realist Data - Page 3

Sale Date	09/21/2001
Sale Price	\$186,500
Nominal	
Buyer Name	Korica Steven & Linda
Seller Name / Previous Owner	D R Horton Inc
Document Number	10924002180
Document Type	Grant Deed

MORTGAGE HISTORY

Mortgage Date	05/05/2006	05/05/2006	01/09/2006	08/19/2004	03/27/2003
Mortgage Amount	\$328,000	\$41,000	\$288,000	\$96,350	\$53,250
Mortgage Lender	Bank Of America	Bank Of America	Wells Fargo Bk Na	Countrywide Bk	Countrywide Bk
Mortgage Type	Conventional	Conventional	Conventional	Conventional	Conventional
Mortgage Purpose	Resale	Resale	Refi	Refi	Refi
Mortgage Int Rate					
Mortgage Int Rate Type			Fixed Rate Loan	Fixed Rate Loan	Fixed Rate Loan
Mortgage Term	30	15	30		

Mortgage Date	03/27/2003	03/28/2002	03/12/2002
Mortgage Amount	\$176,650		\$35,000
Mortgage Lender	Countrywide Hm Lns Inc	Conseco Fin Corp	Ditech.com
Mortgage Type	Conventional		Conventional
Mortgage Purpose	Refi	Refi	Refi
Mortgage Int Rate	4.25		
Mortgage Int Rate Type	Adjustable Int Rate Loan	Fixed Rate Loan	Fixed Rate Loan
Mortgage Term	30		25

FORECLOSURE HISTORY

Document Type	Release Of Lis Pendens/ Notice	Lis Pendens	Notice Of Trustee's Sale	Notice Of Default	Notice Of Trustee's Sale
Default Date					
Foreclosure Filing Date		02/28/2014	02/20/2014	09/19/2013	05/23/2013
Recording Date	05/25/2018	03/12/2014	02/24/2014	09/20/2013	08/03/2013
Document Number	180525000242	140312000685	140224001943	130920000408	130603001036
Default Amount					
Final Judgment Amount			\$309,766		\$4,804
Original Doc Date	05/05/2006		05/05/2006	05/05/2006	06/08/2012
Original Document Number			60505002958	60505002958	120608001346
Lien Type		Other			Lien (Hoe)

Document Type	Notice Of Default
Default Date	09/04/2012
Foreclosure Filing Date	09/04/2012
Recording Date	10/23/2012
Document Number	121023000906
Default Amount	\$2,762
Final Judgment Amount	
Original Doc Date	06/08/2012
Original Document Number	120608001346
Lien Type	Lien (Hoe)



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Subject Tax - Page 1**Tax Property 360 Property View****5900 Negril Avenue, Las Vegas, NV 89130-7270** History 03/31/2018**Tax****Owner Information**

Owner Name:	Censo Lic	Mailing Address:	9811 W Charleston Blvd #2-351
Mailing Address City & State:	Las Vegas Nv	Mailing Zip:	89117
Mailing Address ZIP + 4 Code:	7528	Carrier Route:	C079
		Owner Occupied:	No

Location Information

Subdivision:	Tropical Jones	School District Name:	Clark County
School District:	Clark County	Census Tract:	003307
Zoning:	R-PD3	Township-Range-Section:	19-60-25
Block #:	6	Lot #:	50

Estimated Value

Estimated Value:	\$459,700	Estimated Value Range High:	\$551,640
Estimated Value Range Low:	\$367,760	Value As Of:	10/04/2020
Confidence Score:	56	Forecast Standard Deviation:	20

(1) RegiAVM™ is a ComLogic® derived value and should not be used in lieu of an appraisal.

(2) The Confidence Score is a measure of the extent to which sales data, property information, and comparable sales support the property valuation analysis process. The confidence score range is 60 - 100. Clear and consistent quality and quantity of data drive higher confidence scores while lower confidence scores indicate diversity in data, lower quality and quantity of data, and/or limited similarity of the subject property to comparable sales.

(3) The FSD denotes confidence in an AVM estimate and uses a consistent scale and meaning to generate a standardized confidence metric. The FSD is a statistic that measures the likely range or dispersion an AVM estimate will fall within, based on the consistency of the information available to the AVM at the time of estimation. The FSD can be used to create confidence that the true value has a statistical degree of certainty.

Tax Information

APN:	125-25-214-015	Tax Area:	200
Tax Appraisal District:	200	% Improved:	74
Property Tax Year:	2020	Property Tax Amount:	\$2,660
Tax Year associated with Net Tax Amount:	2020	Current Year Net Tax Amount (Total Tax less Exemptions and Credits):	\$2,660
Legal Description:	TROPICAL JONES UNIT 4 PLAT BOOK 93 PAGE 9 LOT 50 BLOCK 6		

Assessment & Taxes

Assessment Year	2020	2019	2018
Assessed Value - Total	\$115,180	\$108,725	\$101,826
Assessed Value - Land	\$29,925	\$24,885	\$20,790
Assessed Value - Improved	\$85,255	\$83,840	\$81,036
YOY Assessed Change (\$)	\$6,455	\$6,899	
YOY Assessed Change (%)	6%	7%	
Market Value - Total	\$329,086	\$310,643	\$290,931
Market Value - Land	\$85,500	\$71,100	\$59,400
Market Value - Improved	\$243,586	\$239,543	\$231,531
Tax Year	2020	2019	2018
Total Tax	\$2,660.10	\$2,538.26	\$3,348.32
Change (\$)	\$122	-\$810	
Change (%)	5%	-24%	

Characteristics

County Use:	Resid-Single Family	Universal Land Use:	Sfr
Lot Area:	7,841	Lots Acres:	0.180
Year Built:	2001	Effective Year Built:	2001
Stories:	1.0	Total Rooms:	6
Bedrooms:	4	Full Baths:	2

Subject Tax - Page 2

Building Sq Ft:	1,947	Above Grade Area:	1,947
Gross Area:	2,514	Total Building Area:	2,514
First Floor Sq Ft:	1,947	Exterior:	Frame/Stucco
Parking Type:	Attached Garage	Parking Size Sq Ft:	567
Pool:	POOL & JACUZZI	Number of Buildings:	1
Cooling Type:	Central	Heat Type:	Forced Air
Floor Covering Material:	CARPET	Flooring Material:	CONCRETE
Foundation:	Concrete	Porch:	Patio/Porch
Patio/Deck Type:	Deck	Primary Porch Sq Ft:	56
Secondary Porch Sq Ft:	323	Primary Patio/Deck Sq Ft:	200
Roof Material:	Concrete Tile	Building Quality:	AVERAGE

Building Features

Feature Type	Unit	Size/Qty	Width	Depth	Year Built	Value
Fence Average - Tract/Block Wa	U	1				
Sprinkler Minimum	U	1				
Pool Spa/Attached Each	U	1				
Pool Deck - Kool Deck	S	200				
Paving - Concrete	S	650				
Pool Heater Each	U	1				
Pool Size Appx 300 Square Feet	S	300				

LVR DEEMS INFORMATION RELIABLE BUT NOT GUARANTEED. IT IS A VIOLATION TO PROVIDE DETAIL PRINTOUTS TO A CUSTOMER/CLIENT.

Property Account Inquiry - Summary Screen									
New Search		Recorder		Treasurer		Assessor		Clark County Home	
Parcel ID	125-25-214-015	Tax Year	2021	District	200	Rate	3.2782		
Situs Address	5909 NEGRIL AVE LAS VEGAS								
Legal Description	ASSESSOR DESCRIPTION: TROPICAL JONES UNIT 4 PLAT BOOK 93 PAGE 9 LOT 50 BLOCK 5GEOID: PT S2 NW4 SEC 25 19 60								
Status		Property Characteristics		Property Values		Property Documents			
Active		Tax Cap	6.7	Land	29925	2019010902529	1/9/2019		
Taxable		Increase Pct		Improvements	85255	2014123100743	12/31/2014		
		Tax Cap Limit Amount	2836.33	Total Assessed Value	115180	2013122302261	12/23/2013		
		Tax Cap Reduction	937.50	Net Assessed Value	115180	2008060800608	6/8/2008		
		Land Use	1-10 Single Family Residential	Exemption Value New Construction	0	2006050502957	5/5/2006		
		Cap Type	OTHER	New Construction - Supp Value	0	01092402180	9/24/2001		
		Acreage	0.1800						
		Exemption Amount	0.00						
Role	Name	Address					Since	To	
Owner	CENSO LLC	8611 W CHARLESTON BLVD #2-351 LAS VEGAS NV 89117 UNITED STATES					1/10/2019	Current	
Summary									
Item		Amount							
Taxes as Assessed		\$3,775.83							
Less Cap Reduction		-\$937.50							
Net Taxes		\$2,838.33							
PAST AND CURRENT CHARGES DUE TODAY									
Tax Year	Charge Category					Amount Due Today			
2021	Property Tax Principal					\$709.58			
CURRENT AMOUNTS DUE as of 10/10/2020						\$709.58			
NEXT INSTALLMENT AMOUNTS									
Tax Year	Charge Category					Installment Amount Due			
2021	Property Tax Principal					\$709.58			
NEXT INSTALLMENT DUE AMOUNT due on 1/4/2021						\$709.58			
TOTAL AMOUNTS DUE FOR ENTIRE TAX YEAR									
Tax Year	Charge Category					Remaining Balance Due			
2021	Property Tax Principal					\$2,128.74			
2021	Las Vegas Artesian Basin					\$0.00			
TAX YEAR TOTAL AMOUNTS DUE as of 10/10/2020						\$2,128.74			
PAYMENT HISTORY									
Last Payment Amount		\$712.01							
Last Payment Date		8/25/2020							
Fiscal Tax Year Payments		\$712.01							
Prior Calendar Year Payments		\$2,600.94							
Current Calendar Year Payments		\$2,042.07							

Clark County Economic Data

Borrower	Hexum, Melissa J & Arsaga, Peter				
Property Address	5900 Negril Ave				
City	Las Vegas	County	Clark	State	NV
Zip Code	89130-7270				
Lender/Client	Shellpoint Mortgage Servicing				

Economic Data - Las Vegas/Clark County

To view a chart of any of the data below, simply click the name of the series.

Monthly Data	Apr 2020	May 2020	Jun 2020	Jul 2020	Aug 2020	Sep 2020
Employment						
Employees on Nonfarm Payrolls (Thousands: SA)	792.2	812.1	891.7	904.7	910.6	
Employees on Nonfarm Payrolls (Thousands: NSA)	792.6	815.4	892.0	899.9	908.5	
Employment in Leisure and Hospitality (Thousands: SA)	152.1925	163.5555	219.2339	222.1091	220.7652	
Employment in Leisure and Hospitality (Thousands: NSA)	154.3	171.6	221.7	224.9	221.4	
Unemployment Rate (SSA)	34.2%	29.1%	17.7%	16.5%	15.4%	
Unemployment Rate (NSA)	34.0%	28.8%	17.6%	16.6%	15.5%	
General Business						
CC Taxable Sales	\$2,449,637,537	\$2,944,991,127	\$3,572,056,086	\$3,428,111,453		
CC Motor Vehicle and Parts	\$249,428,320	\$432,096,611	\$462,185,058	\$463,421,801		
Taxable Gasoline Sales (gallons)	37,597,705	52,039,047	60,722,509	64,652,190		
Tourism, Gaming and Hospitality						
McCarran Total Passengers	152,715	391,712	1,041,823	1,623,377	1,738,064	
CC Visitor Volume	114,300	154,400	1,223,600	1,533,500	1,643,000	
LV Visitor Volume	106,900	151,300	1,065,100	1,438,000	1,537,400	
CC Gross Gaming Revenue	\$3,718,636	\$5,871,880	\$441,057,834	\$612,654,725	\$593,947,683	
LV Strip Gross Gaming Revenue	\$3,396,919	\$3,759,638	\$235,252,405	\$330,085,234	\$317,361,163	
LV Room Inventory	148,755	148,755	95,395	123,684	127,657	
LV Hotel/Motel Occupancy Rate	1.7%	2.8%	40.9%	42.5%	42.7%	
LV Conventions Held						
LV Convention Attendance	0.0	0.0	0.0	0.0	0.0	
CC Taxi Trips						
Real Estate and Construction						
Case-Shiller Las Vegas Home Price Index (SA)	200.6923	200.3022	198.9459	199.5454		
CC Housing Permits-Units	639.0	974.0	1,002	1,423	1,140	
CC Housing Permits-Value	\$96,068,302.45	\$120,808,096.6	\$119,707,118.5	\$224,565,167	\$184,572,384	
CC Commercial Building Permits	23.0	22.0	26.0	25.0	31.0	
CC Commercial Building Permits-Value	\$154,364,041	\$12,826,336	\$58,238,943	\$48,388,854.05	\$46,934,609.65	
CC Electric Meter Hookups	850,498	853,212	855,920	857,562	858,313	859,215
CC Drivers License Count	0.0	49.0	1,272	2,948	3,776	5,124

Published by	University of Nevada, Las Vegas - CECR	Source: BLS
		

Additional Housing Market Data	Aug 2020	Difference from Month Ago	Difference from Year Ago
Clark County			
Median Existing Home Price (dollars)	300,000 in Aug 2020	1,750 ⬇	25,000 ⬇
Median New Home Price (dollars)	385,999 in Aug 2020	14,392 ⬇	5,401 ⬇
Existing Home Sales	3,867 in Aug 2020	-363 ⬇	-581 ⬇
New Home Permits	1,114 in Aug 2020	-107 ⬇	255.0 ⬇
New Home Sales	915.0 in Aug 2020	-83.0 ⬇	-11.0 ⬇
Published by University of Nevada, Las Vegas - CECR			

Appraiser Declaration - Page 1

Kristin A. Schuler-Hintz, Esq. SBN 7171
Michael Chen, Esq. SBN 7307
McCarthy & Holthus, LLP
9510 West Sahara Avenue, Suite 200
Las Vegas, NV 89117
Phone (877) 369-6122
Fax (866) 339-5691

Attorneys for Secured Creditor, NewRez LLC d/b/a Shellpoint Mortgage Servicing, its assignees
and/or successors

UNITED STATES BANKRUPTCY COURT
DISTRICT OF NEVADA

In re:

Censo LLC,

Debtor.

) Case No. 19-16636-mkn

) Chapter 11

) **DECLARATION OF APPRAISER**

Appraiser Declaration - Page 2

DECLARATION OF APPRAISER

I, GIANO J. SAUMAT, declare the following:

1. I am a Certified Residential Appraiser in the state of Nevada. My License Number is A.0208201-CR. If called upon to do so, I could and would testify to the following, all of which is within my personal knowledge unless stated otherwise.

QUALIFICATIONS AS AN EXPERT

2. I attended ONLINE LEARNING, MCKISSOCK where I obtained my CERTIFICATION.
3. I have attended and completed numerous specified education courses and seminars related to real estate appraisal.
4. I have over 3 years of experience in Real Estate Appraisal industry.
5. I am currently employed by GJS APPRAISAL SERVICES.
6. I have extensive experience appraising real estate in CLARK County, including appraisal of single family homes, condominiums, apartment buildings and commercial properties.

APPRAISAL OF SUBJECT PROPERTY

7. I was first contacted by CLEAR CAPITAL, to inquire of a property commonly known as 5900 Negril Avenue, Las Vegas, NV 89130 (Subject Property).
8. I was asked to provide an appraisal of the subject property to determine the fair market value as of OCTOBER 14, 2020.
9. On 10/14/2020, I conducted an appraisal of the subject property. (See Exhibit A)

Appraiser Declaration - Page 3

10. I used the (Method used to obtain) SALES APPROACH, using 6 [#] comparable properties, all located within 1.5 miles.
11. The SALES Approach is given the most weight and consideration as it best reflects the attitudes of the buyers and sellers in the current marketplace.
12. Based on my inspections, my opinion of the fair market value of the subject property as of 10/14/2020, is 404,000. Attached hereto is a copy of my appraisal.

I declare under penalty of perjury in the laws of the United States of America that the foregoing is true and correct.

Executed on OCTOBER 28, 2020, at LAS VEGAS (City), NEVADA (State)



Signature of Declarant

E&O Declarations - Page 1

STOCK COMPANY

PRO GUARD PLATINUM POLICY DECLARATIONS**POLICY NUMBER: RE00011925****Prior Policy Number: NEW**☐ WESTERN WORLD INSURANCE COMPANY☐ TUDOR INSURANCE COMPANY☒ STRATFORD INSURANCE COMPANY**Named Insured and Mailing Address:**

Giano J Saumat

DBA GJS Appraisal Services
200 Hoover Ave, Apt 1205

Las Vegas, NV 89101

Agent/Broker #33601**Premium: \$ 680.00****Producer:**Professionals' Best
6760 University Ave
Suite #250
San Diego, CA 92115**Policy Period: (Mo./Day/Yr.)**

From: 09/01/2020

To: 09/01/2021

12:01 AM, standard time at your mailing address shown above.

EXCEPT AS MAY OTHERWISE BE PROVIDED IN THE FOLLOWED POLICY, THIS POLICY MAY APPLY ONLY TO CLAIMS FIRST MADE IN ACCORDANCE WITH THE TERMS, CONDITIONS AND REQUIREMENTS OF THE FOLLOWED POLICY; AND THE LIMIT OF LIABILITY IS REDUCED AND MAY BE EXHAUSTED BY PAYMENT OF DEFENSE COSTS OR CLAIMS FEES AND EXPENSES. PLEASE READ THE FOLLOWED POLICY AND THIS POLICY CAREFULLY.

ITEM 1. PROFESSIONAL SERVICES:

Real Estate Appraisers

ERRORS AND OMISSIONS LIABILITY INSURANCE**ITEM 2. LIMIT OF INSURANCE**Each Claim Limit \$ 1,000,000Aggregate Limit \$ 1,000,000**ITEM 3. DEDUCTIBLE**Each Claim \$ 500Aggregate \$ 1,000**ITEM 4. RETROACTIVE DATE**9/1/2020**ITEM 5. PREMIUM**\$ 680.00

E&O Declarations - Page 2

PRO GUARD PLATINUM POLICY DECLARATIONS (continued)

ITEM 6. FORMS AND ENDORSEMENTS

Forms and Endorsements applying to this Coverage Part and made part of the Policy at time of issue:

**SEE SCHEDULE OF FORMS AND ENDORSEMENTS AND
THE INSURED'S APPLICATION FOR THIS INSURANCE.**

THESE DECLARATIONS ARE PART OF THE POLICY DECLARATIONS CONTAINING THE NAME OF THE INSURED AND THE POLICY PERIOD.

WESTERN WORLD INSURANCE GROUP

Western World Insurance Company
Tudor Insurance Company
Stratford Insurance Company

Administrative Office
300 Kimball Drive, Suite 500
Parsippany, New Jersey 07054

We will provide the insurance described in this policy in return for the premium and compliance with all applicable provisions of this policy. If required by state law, this policy shall not be valid unless countersigned by our authorized representative.


Secretary


President

Countersigned:

09/02/2020 PECKISAA

By:


Authorized Representative

License

APPRAISER CERTIFICATE

STATE OF NEVADA DEPARTMENT OF BUSINESS AND INDUSTRY

NOT TRANSFERABLE

REAL ESTATE DIVISION

NOT TRANSFERABLE

This is to Certify That : GIANO SAUMAT

Certificate Number: A.0208201-CR

Is duly authorized to act as a CERTIFIED RESIDENTIAL APPRAISER from the issue date to the expiration date at the business address stated here in, unless the certificate is sooner revoked, cancelled, withdrawn, or invalidated.

Issue Date: August 25, 2020

Expire Date: August 31, 2022

In witness whereof, THE DEPARTMENT OF BUSINESS AND INDUSTRY, REAL ESTATE DIVISION, by virtue of the authority vested in it by Chapter 645C of the Nevada Revised Statutes, has caused this Certificate to be issued with its Seal printed thereon. This certificate must be conspicuously displayed in place of business.

**FOR: GJS APPRAISAL SERVICES
200 HOOVER AVE #1205
LAS VEGAS, NV 89101**

REAL ESTATE DIVISION

SHARATH CHANDRA
Administrator

